

# I-5 DISTRIBUTION CENTER

Rush Road & I-5 | Chehalis, WA

Available  
Build-to-Suit for Lease

## AVAILABLE LAND

60 Acres  
SEPA Approved  
Occupancy within 10 months



## EXCLUSIVELY REPRESENTED BY

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# I-5 DISTRIBUTION CENTER

## SITE HIGHLIGHTS

### SEPA approved

Fill and grade permit issued

± 60 acres fully entitled

Build-to-suit up to 1.1 million SF

I-5 frontage

Located off the I-5 on Rush Road at exit 72

Utilities stubbed to site

Dual zoning - light industrial/commercial

SEPA APPROVED BUILDING SIZES	
BUILDING A	1,011,500 SF
BUILDING B	144,000 SF

## STRONG CORPORATE COMMUNITY WITHIN LEWIS COUNTY



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**TARRAGON**

## ATTRACTIVE BUSINESS ENVIRON-

Local and State business incentives

No corporate income tax

Lower occupancy costs

Access to a strong work force and affordable housing in Lewis County

Feb. 2016 Labor Force	32,311
Feb. 2016 Employment Rate	91%

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## SITE PLAN



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# I-5 DISTRIBUTION CENTER

## STRATEGIC LOCATION

Chehalis I-5 Distribution Center is in an optimum location for corporations seeking a contemporary distribution facility with quick access to Ports and

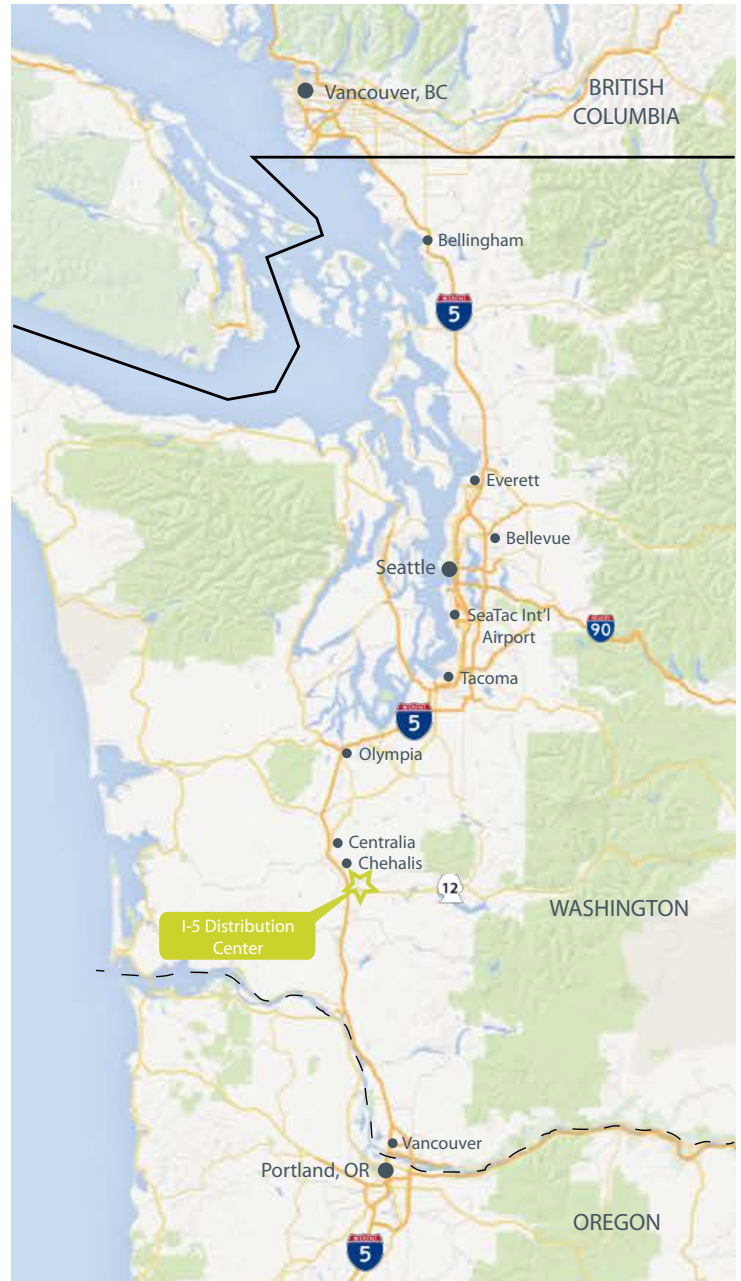
## ACCESS

Two Interstate 5 interchanges, at Labree Rd. & Rush Rd., under 5 minutes from site

Centrally located between Seattle, WA and Portland, OR

## DRIVING TIMES

Port of Tacoma	1 hour
Port of Seattle	1.5 hours
SeaTac Int'l Airport	1.15 hours
Portland, OR	1.5 hours
Vancouver, BC	4 hours



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