

# 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

Wilma Warshak, SIOR  
WA Real Estate Advisors, LLC  
206.409.1432  
wilma.warshak@wa-rea.com

Patricia Loveall, SIOR  
CBRE  
206.292.1600  
patricia.loveall@cbre.com



# I-5 DISTRIBUTION CENTER

## STRONG CORPORATE COMMUNITY WITHIN LEWIS COUNTY

Michaels Distribution Center:	1,048,112 SF
Lineage Logistics:	155,458 SF
Lowes Lumber:	196,060 SF
Scot Industries:	75,953 SF
UNFI:	1,150,000 SF
Mohawk Industries:	54,304 SF
Cardinal Glass:	392,000 SF
Hardel:	82,000 SF
Fred Meyer Distribution Center:	739,659 SF
Braun NW:	83,978 SF
Ritchie Brothers Auction:	59,847 SF

## ABUNDANT LABOR FORCE

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

Federal & state employee recruitment & training grants

Low labor cost

Growing labor force: 12% increase in last 5 years

Nov. 2019 Labor Force	183,671
Nov. 2019 Employment Rate	94.5%



## EXCLUSIVELY REPRESENTED BY

Wilma Warshak, SIOR  
 WA Real Estate Advisors, LLC  
 206.409.1432 | wilma.warshak@wa-rea.com  
 wa-rea.com

Patricia Loveall, SIOR  
 CBRE  
 206.292.1600 | patricia.loveall@cbre.com  
 cbre.com

[i5distributioncenter.com](http://i5distributioncenter.com)

## DEVELOPED BY

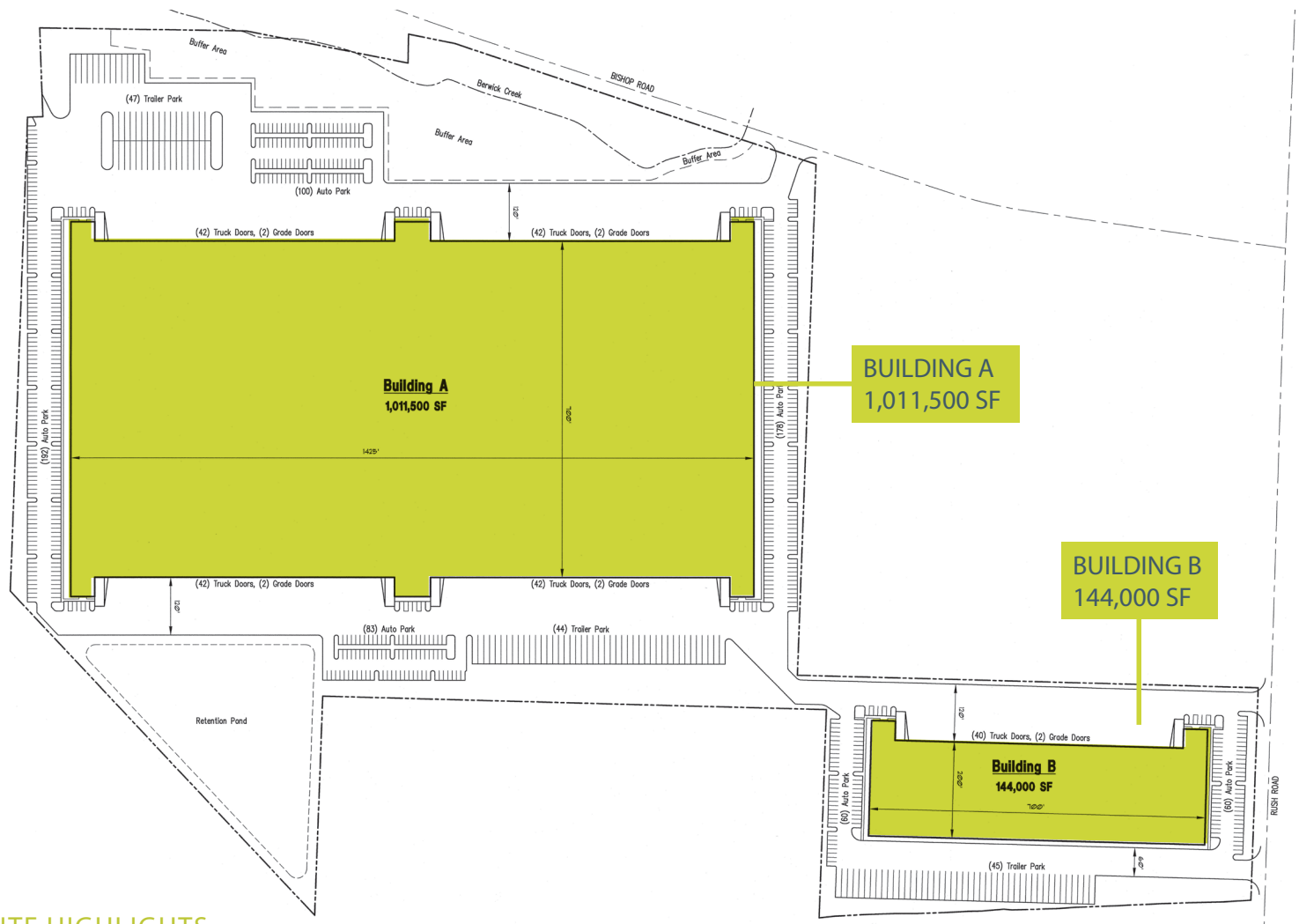


This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



# I-5 DISTRIBUTION CENTER

## SITE PLAN



## SITE HIGHLIGHTS

SEPA approved

± 60 acres fully entitled - accelerated permitting

Build-to-suit up to 1.1 million SF

Flexible building design

I-5 frontage

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

Utilities stubbed to site

Dual zoning - light industrial/commercial general

## EXCLUSIVELY REPRESENTED BY

Wilma Warshak, SIOR  
WA Real Estate Advisors, LLC  
206.409.1432 | wilma.warshak@wa-rea.com  
wa-rea.com

Patricia Loveall, SIOR  
CBRE  
206.292.1600 | patricia.loveall@cbre.com  
cbre.com

[i5distributioncenter.com](http://i5distributioncenter.com)

## DEVELOPED BY

  
**TARRAGON**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

**WA** REA  
Washington Real Estate Advisors

**CBRE**

# 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 consumers.

## ATTRACTIVE BUSINESS ENVIRONMENT

B&O tax credits

Sales tax credits on new construction & equipment

No inventory tax

No corporate income tax

Lower occupancy costs

## ACCESS

Two Interstate 5 interchanges: Rush Rd, under a mile, and Labree Rd., under 2 miles

Centrally located between Seattle, WA and Portland, OR

## DRIVING DISTANCES

Tacoma/Port of Tacoma	62 miles
Seattle/Port of Seattle	92 miles
SeaTac Int'l Airport	84 miles
Portland, OR	83 miles
Vancouver, BC	234 miles
Boise, ID	504 miles
San Francisco, CA	720 miles
Los Angeles, CA	1,050 miles



## EXCLUSIVELY REPRESENTED BY

Wilma Warshak, SIOR  
WA Real Estate Advisors, LLC  
206.409.1432 | wilma.warshak@wa-rea.com  
wa-rea.com

Patricia Loveall, SIOR  
CBRE  
206.292.1600 | patricia.loveall@cbre.com  
cbre.com

[i5distributioncenter.com](http://i5distributioncenter.com)

## DEVELOPED BY

  
**TARRAGON**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

**WA** REA  
Washington Real Estate Advisors

**CBRE**