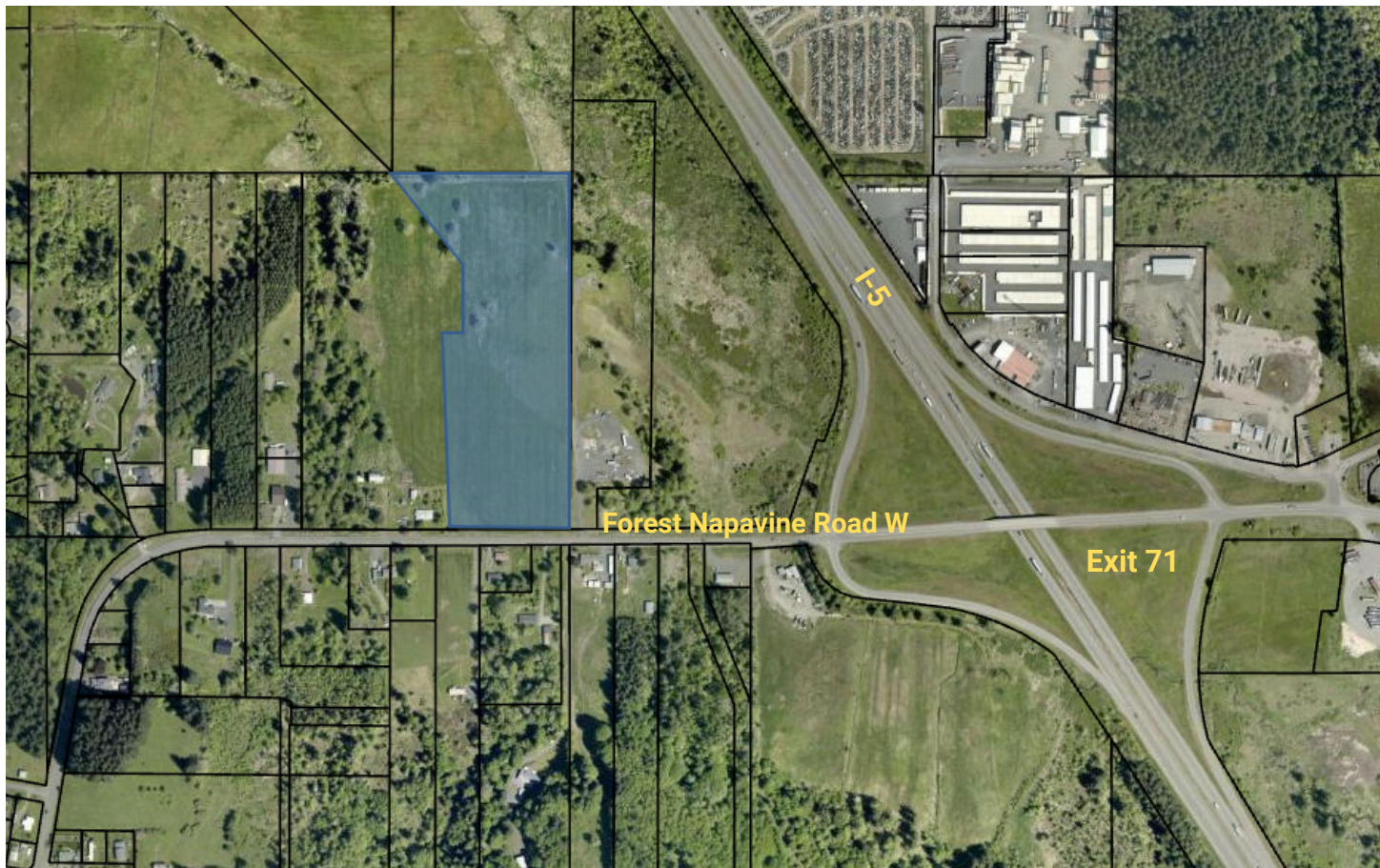


COMMERCIAL DEVELOPMENT OPPORTUNITY

643 Forest Napavine Rd W, Napavine, WA 98532

I-5 Corridor Exit 71



For Sale and For Lease

Sale Price: \$6 per sq ft

Lease Rate: \$.08 per sq ft per month

OFFERING SUMMARY

Address: 643 Forest Napavine Rd W, Napavine, WA 98532

Site Size: Approximately 12 Acres Gross

Zoning: Split Zoning Commercial / Residential-3

Offering: Commercially zoned portion only

Parcel Number: 018142000000

PROPERTY OVERVIEW

Situated along Forest Napavine Road West, this property offers excellent access, visibility, and proximity to Interstate 5. The site is split-zoned Commercial and Residential-3, with marketing focused exclusively on the commercially zoned portion of the property. The parcel contains approximately 12 acres gross and is surrounded by a mix of commercial, and residential uses.

PROPERTY HIGHLIGHTS

- Immediate access to I-5 Exit 71
- Growing South Lewis County market
- Level to gently sloping terrain
- Ideal for contractor yard, light commercial, retail, service commercial, office, mixed-use, and other allowed commercial uses
- Located between Seattle and Portland along one of the Pacific Northwest's primary transportation corridors

Buyers should verify property boundaries, permitted uses, utility availability, and development requirements with the City of Napavine.

Bob Fredrickson, CCIM

(206) 595-7232

bfredrickson@cbcworldwide.com

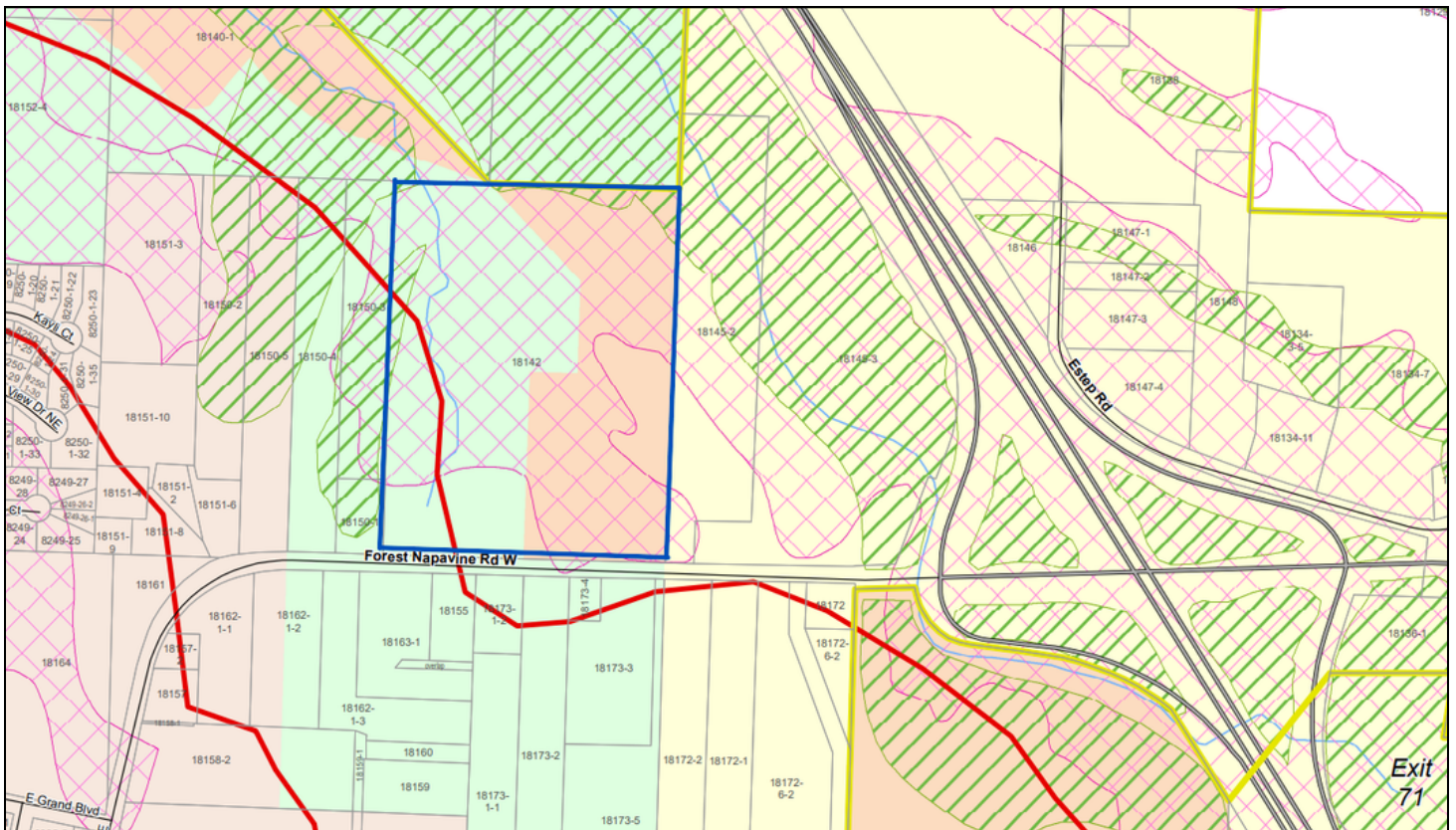


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COMMERCIAL DEVELOPMENT OPPORTUNITY

643 Forest Napavine Rd W, Napavine, WA 98532

I-5 Corridor Exit 71



LOCATION ADVANTAGES

- Less than 1 mile from Interstate 5
- Exit 71 interchange access
- Minutes to Napavine and Chehalis
- Central location between Seattle and Portland
- Excellent freight and commuter access
- Strong regional growth corridor

COMMERCIAL PORTION AVAILABLE

The offering consists of the commercially zoned area of the property. Buyers should verify zoning boundaries, permitted uses, utility availability, and development requirements with the City of Napavine.

Commercial	Hydric Soil
Commercial/Industrial	Chehalis UGA
CS (Service)	Napavine UGA
Residential 2	Napavine City Limits
Residential 3	NWI Wetland
Shoreline	Steep Slope
FEMA 100yr Floodplain	Slide Area

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