

Chehalis: Commercial Industrial , 2100 National Ave

Offered for Lease, Appx. 305,000 sq Ft Building, 15 Acres Parking, One mile to I-5

Note: Material herein is deemed reliable but not guaranteed by Agent. Parties are advised to independently verify all information.





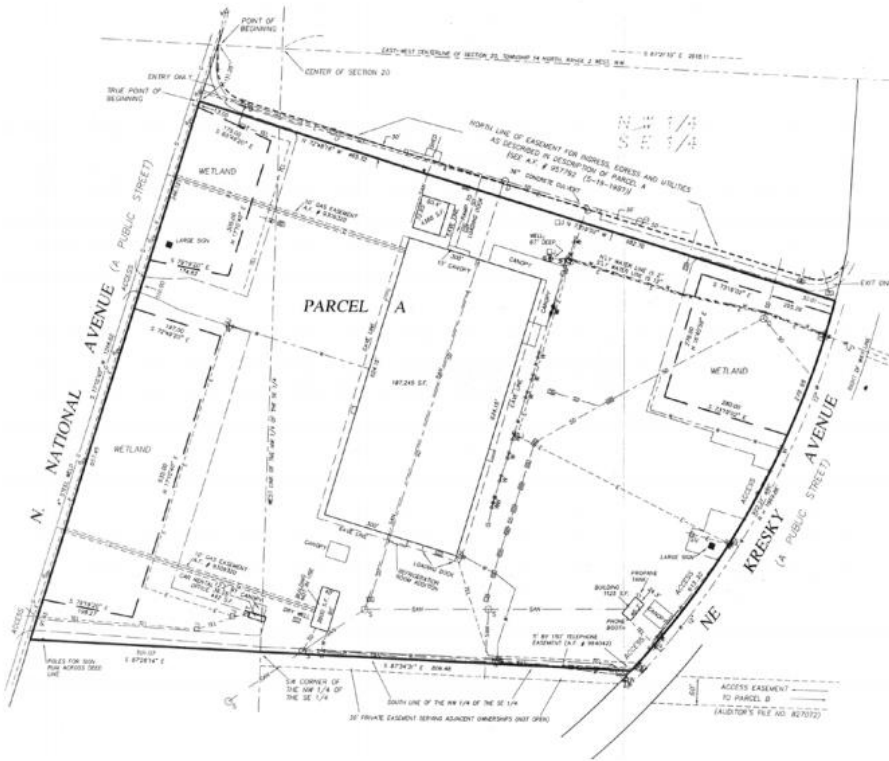
Interior mezzanine and main floor



Chehalis / Centralia Area : midway between Seattle Wa. and Portland, Or
 Access: National Avenue and Kresky Avenue Frontage (2 major arterials)(1 mile to I-5 on/off ramps)
 Zoning: CE
 Size: Building 305,000 SF (217,800 SF ground level , 87,500 SF 2nd Floor)
 Clear Heights: Minimum (under 2nd floor) 13'. Maximum 23-24'
 Construction: Steel post and beam, concrete walls and floors,
 Parking: Approximately 15 to 20 Acres
 Power: Estimated 4000 Amp , Several Variations of 2 phase and 3 phase
 Freestanding Office Bldg / Entry Screening Bldg: 900 sq ft at perimeter on Kresky Ave

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Plat and Survey Map



Building
 Sloped Roof (replaced 2025)
 13-14' clear space under 2nd floor
 Column Spacing 24' x 30'
 Floor Slab: 5"

Construction
 Steel/Iron Frame
 8"x8" I-beam columns
 8" x 21" I-beam joists
 Column footings 10' x 10'

Utilities
 Natural Gas
 Apx 4000 Amps Elect
 City Water

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