

RAIL-SERVED PORT OF CENTRALIA DEVELOPMENT SITE

3113 FORON ROAD, CENTRALIA, WA 98531



±8.36-ACRE LEVEL SITE, READY TO PERMIT

This level, permit-ready site is part of the Port of Centralia's Master Plan's Park II.

AVAILABLE ACREAGE:	± 8.36 Acres
RAIL:	Puget Sound and Pacific Connection / BNSF Railway / UP Railway
ZONING:	Industrial / Port of Centralia Master Plan
UTILITIES:	W / S / P / NG
SALE PRICE:	\$2,370,000



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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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SURROUNDING INDUSTRIAL DEVELOPMENTS

PROJECTS

COMMERCIAL

- 1 Harrison Dollar General
1417 Harrison Ave
- 2 Antonelli New Com Bldg
1039 S Gold St
- 3 Hillstrom Office
2901 Sawall Ave
- 4 United Learning Center
W Maple & N Pearl St

INDUSTRIAL

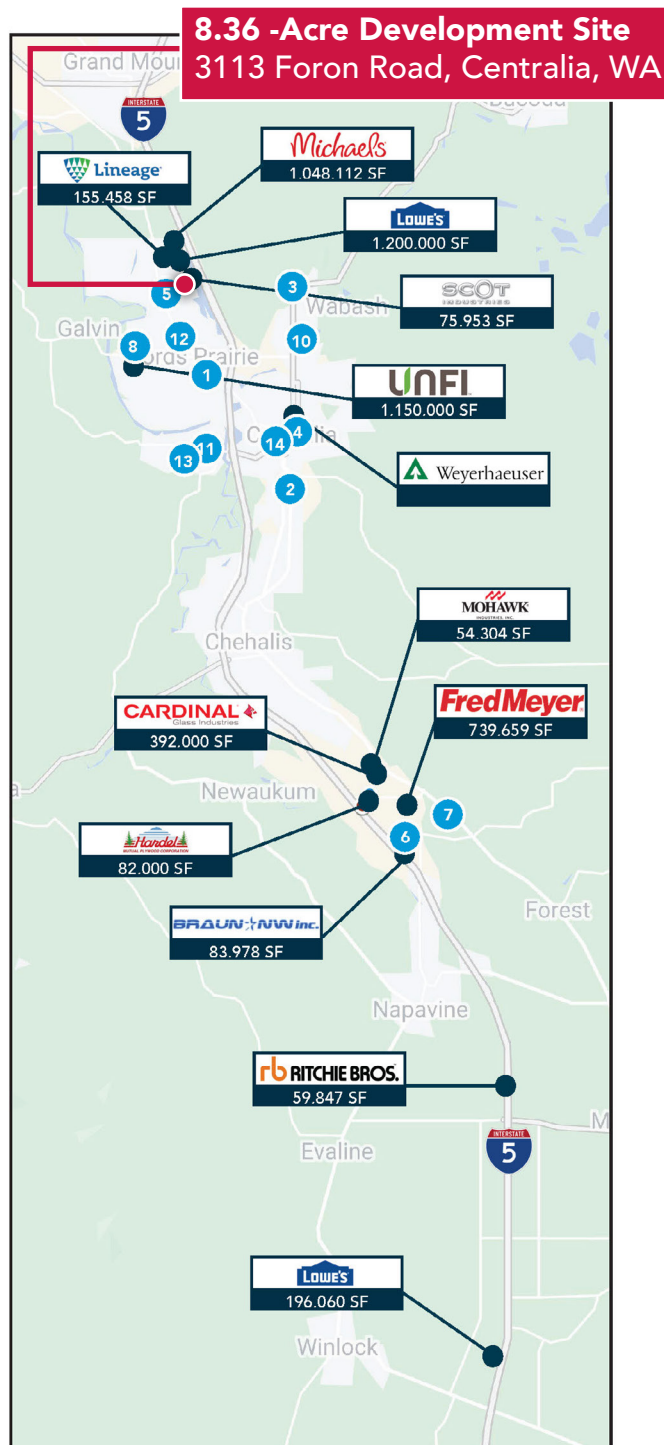
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|------------------------------|------------------------------|
| 5 Midway Logistics Center | 212,000 SF (Riverson Steele) |
| 3010 Harrison Ave, Centralia | 460,475 Sf (Georgia Pacific) |
| 6 I-5 Distribution Center | ±1M SF |
| 1850 Bishop Road | |
| 7 Chehalis Industrial Park | ±1M SF |
| 2844 Jackson Hwy | |
| 8 Centralia I-5 Logistics | ±450,000 SF |
| 4005 Galvin Road | |
| 9 Winlock Industrial Park | ±5.0M Total |
| Lowes Distribution | 1.2M SF |

RESIDENTIAL

- | | |
|--------------------------------|----------------------|
| 10 Horner PUD Annexation | 78 Units |
| 0 E Roanoke St | |
| 11 Rich Masters LLC Annexation | |
| 0 Cooks Hill Rd | |
| 12 Reliable Homes Phase II | 29 Units |
| 2213 Harrison Ave | |
| The Ponds Residential | |
| Subdivision | 58 Units on 25 Acres |
| 2200 Cooks Hill Rd, Centralia | |

SPECIAL USE

- 14 Centralia College Sports
Complex
300 to 600 Block Centralia
College
Centralia



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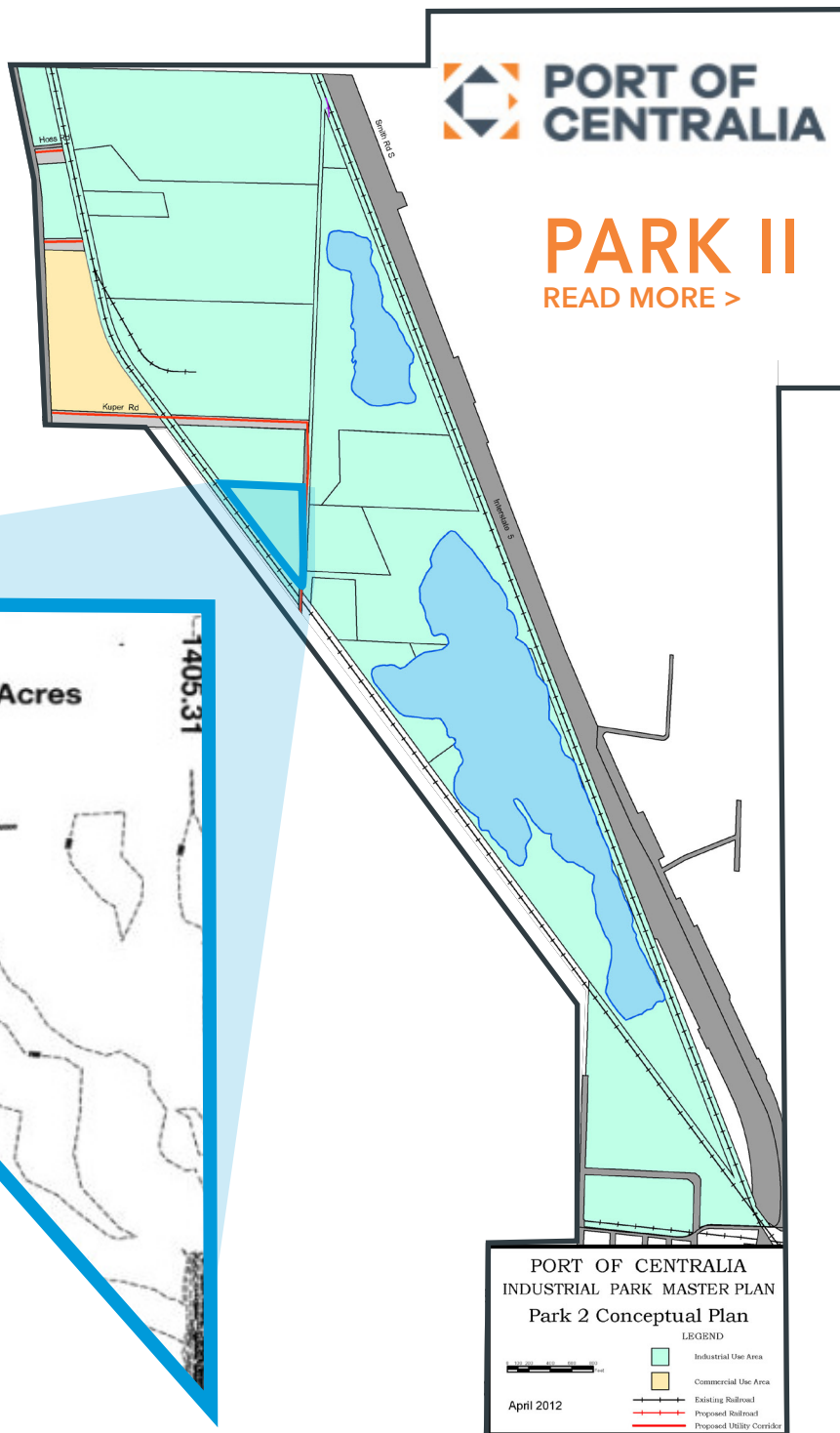
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In 2003, the Port Commission began looking to expand into a second industrial park. Park II is located north of Park I along the Interstate 5 corridor and is home to the Port's largest tenants. The tenants in Park II provide over 575 jobs to the local workforce.

3113 FORON ROAD SITE DETAIL



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