

THE CUBES at CHEHALIS

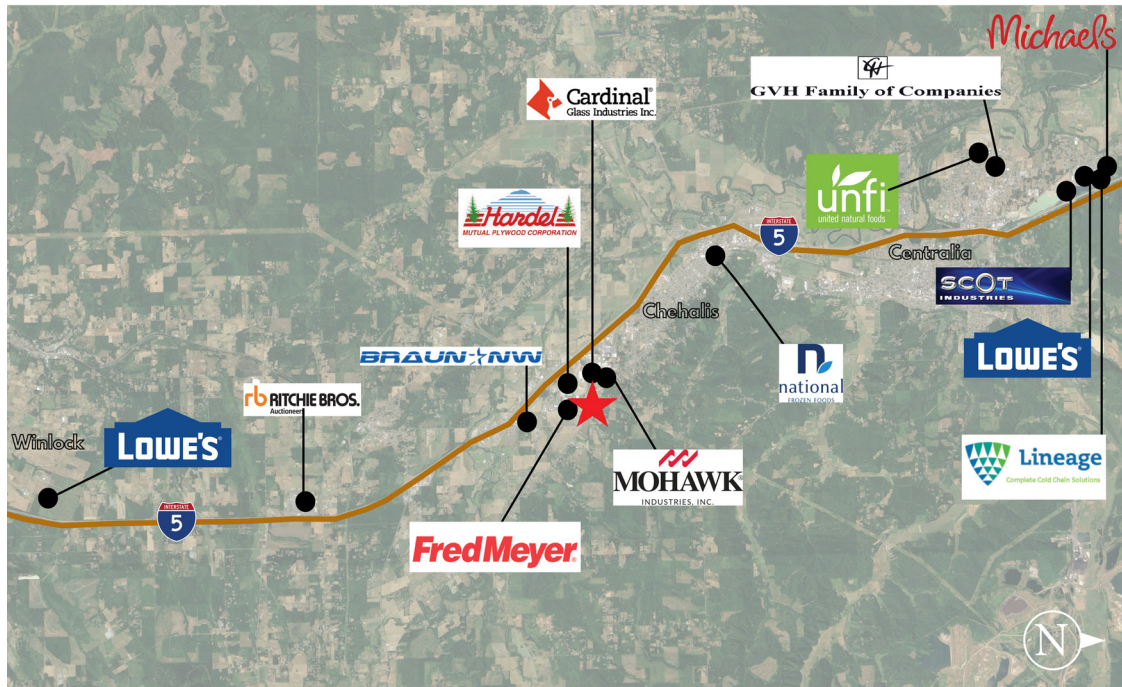
Rush Rd & Jackson Hwy | Chehalis, Washington

± 1.5 MILLION SF NEW INDUSTRIAL DEVELOPMENT

AVAILABLE FOR LEASE / BTS



± 1,528,536 SF STATE-OF-THE-ART INDUSTRIAL FACILITY



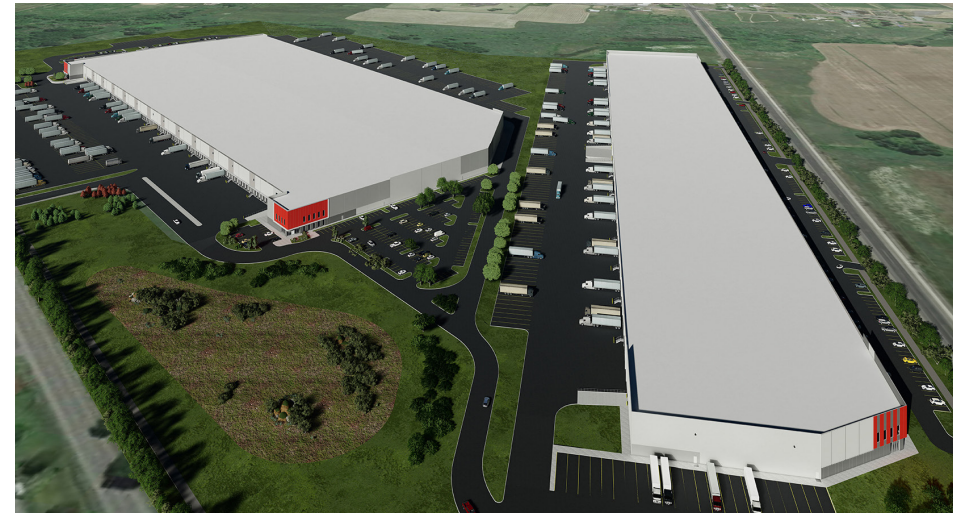
SUPERIOR LOCATION

Chehalis Industrial Park benefits from a strategic location with quick access to Interstate-5 and centrally located between Seattle, WA and Portland, OR.

- Located just over one mile from the Interstate-5 interchange via Maurin Rd/Labree Rd
- Nearby employee amenities in downtown Chehalis and Centralia
- Located an hour from the Port of Tacoma and 1.5 hours from SeaTac International Airport
- The site will benefit from planned transportation improvements via WSDOT's Connecting Washington and the City of Chehalis' Transportation Improvement Programs

BUSINESS FRIENDLY ENVIRONMENT

- Established and growing presence of corporate users
- State and local business incentives
- No corporate income tax
- Lower occupancy costs
- Abundant labor force surrounded by affordable workforce housing
- 94% employment rate (Dec. 2022)
- Federal & state employee recruitment & training grants



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SITE HIGHLIGHTS

Chehalis Industrial Park is designed for today's logistics, fulfillment, and port-centric users in mind:

Building

- Build-to-suit design flexibility to suit your needs
- Flexible demising configurations
- Building A - SEPA Approved
- Building B - SEPA Approval Pending

Access

- Multiple points of access to the site via Jackson Highway and Rush Road
- Efficient traffic flow through well-designed internal circulation roads
- Immediate access to I-5 via Maurin Road

Truck Loading

- Ample dock-high loading doors with functional building depths
- Easy truck maneuvering with generous truck courts of 185' with opposing trailer parking

Parking

- Significant on-site trailer parking available with opportunity for expansion and securing
- Ample car parking separated from trailers for safety and efficiency

Security

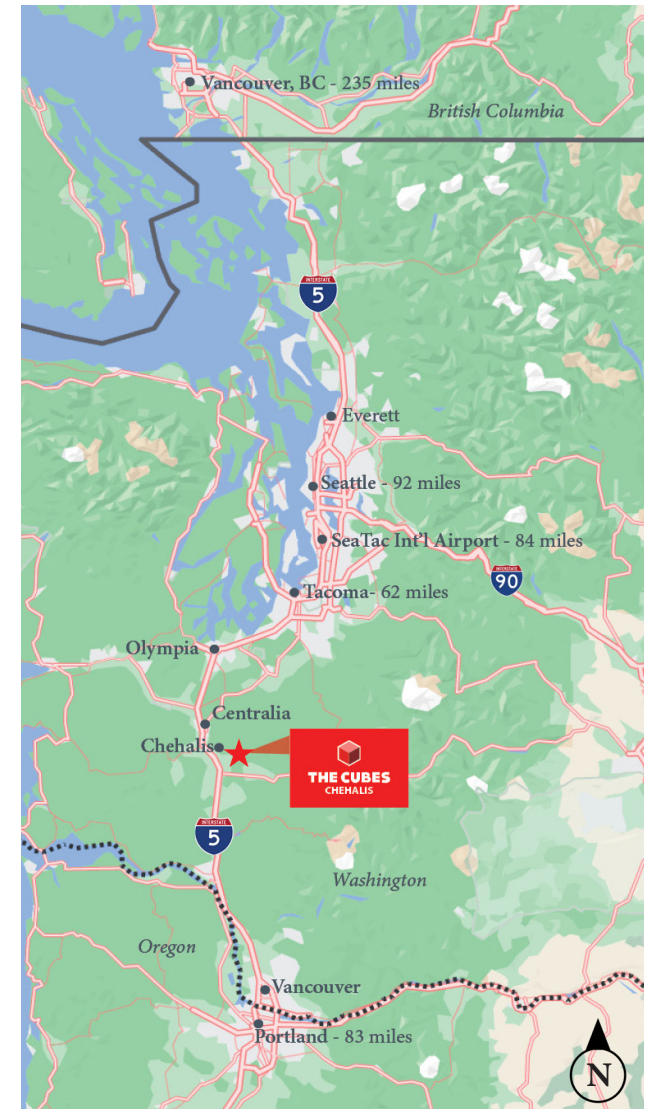
- Ability to secure truck courts and individual



BUILDING	SIZE (SF)	BLDG DEPTH	CLEAR HEIGHT	COLUMN SPACING	LOADING DOORS	TRUCK COURT	PARKING	
							CAR	TRAILER
A	± 976,986	660'	± 40'	±60' x 60'	170 Dock-high	130'-185'	± 627	± 421
B	± 551,550	300'	± 40'	±60' x 60'	111 Dock-high	130'-185'	± 312	± 139

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EXCLUSIVELY REPRESENTED



Wilma Warshak, SIOR, Managing Partner

wilma.warshak@wa-rea.com | P 206.838.5492 | C 206.409.1432

2371 Eastlake Ave E., Suite 200 | Seattle, WA 98102 | wa-rea.com



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