LEASE

NAPAVINE I-5 FRONTAGE

0 Rush Road Napavine, WA 98565



OFFERING SUMMARY

Lease Rate:	\$0.10 SF/month
Lease Type:	Triple Net (NNN)
Lot Size:	11 Acres

PROPERTY OVERVIEW

Landlord will lease all or a minimum of 2 acres. 11 net usable acres fronting I-5 at Exit 72 in Napavine, WA on Southbound side of interstate. Adjacent to Love's Truck Stop / Travel Center, Starbucks, Carl's Jr. and Taco Bell. Property is filled, graded level and cleared. Highly visible location for retail, hotel, or freeway services.

PROPERTY HIGHLIGHTS

- Immediate I-5 access
- 63,000 VPD on I-5
- · Adjacent to high volume Love's Travel Stop
- · Midway between Seattle and Portland

Kim Adams, CCIM 206 949 8723 kimadams@cbcworldwide.com Michael Swanson 253 632 5500 mswanson@cbcd.us Bob Fredrickson, CCIM 206 595 7232 bfredrickson@cbcworldwide.com

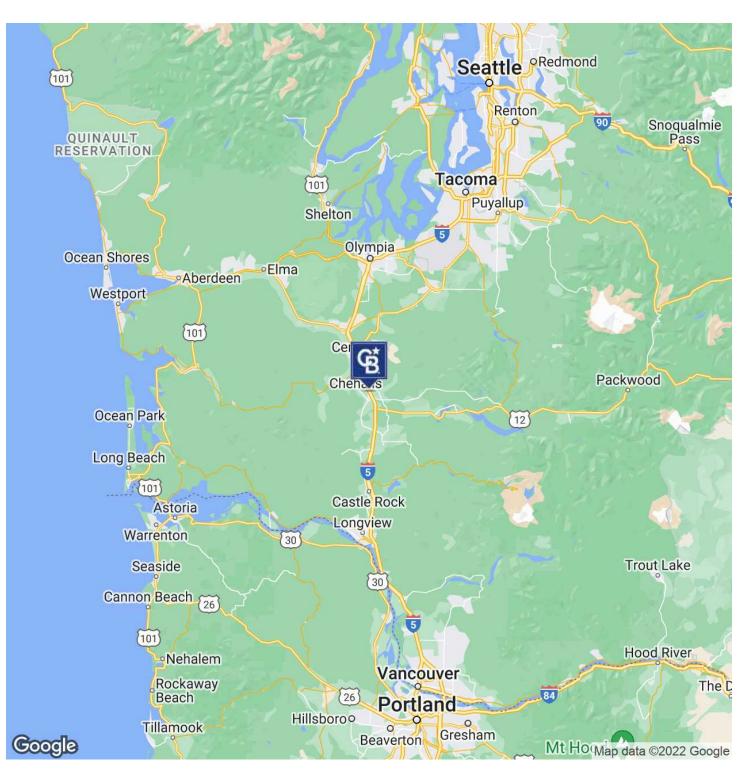


©2022 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

LEASE

NAPAVINE I-5 FRONTAGE

0 Rush Road Napavine, WA 98565



Kim Adams, CCIM 206 949 8723 kimadams@cbcworldwide.com Michael Swanson 253 632 5500 mswanson@cbcd.us Bob Fredrickson, CCIM 206 595 7232 bfredrickson@cbcworldwide.com



©2022 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.