



GROUND LEASE | BUILD-TO-SUIT

1225 Mellen Street
Centralia, WA



11621 97th Lane NE, Kirkland, WA 98034
425.822.5522 | fwp-inc.com

CENTRALIA I-5 INTERCHANGE RETAIL PADS

Steve Erickson | Jake Thurber

© First Western Properties, Inc. **DISCLAIMER:** The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.

AVAILABLE

5,825+ SF Restaurant
2,764+ SF Retail Pad Building

CENTRALIA, WA is located on Interstate 5, the West Coast’s major trade corridor. Centralia is well positioned between Portland and Seattle and is a strategic business “hub.” Centralia is the largest city in Lewis County with over 17,000 residents. Its close proximity to Seattle and Portland and their international airports, as well as the deep water Port of Grays Harbor, make it easy to move goods in and out of the community. Companies have chosen to locate in Centralia for the quality of life, location on the I-5 corridor, a lower cost of doing business, and workforce development programs.

FEATURES

- Prime location off I-5 at Exit 81 - Mellen St.
- Newly constructed La Quinta Inns & Suites now open: 84 guest rooms
- Contact Broker for rates and timing
- 77,426 ADT on I-5
- 12,503 ADT on Mellen St.
- Neighboring tenants include Fiddlers Coffee, Shell, Subway, Centralia School District Transportation

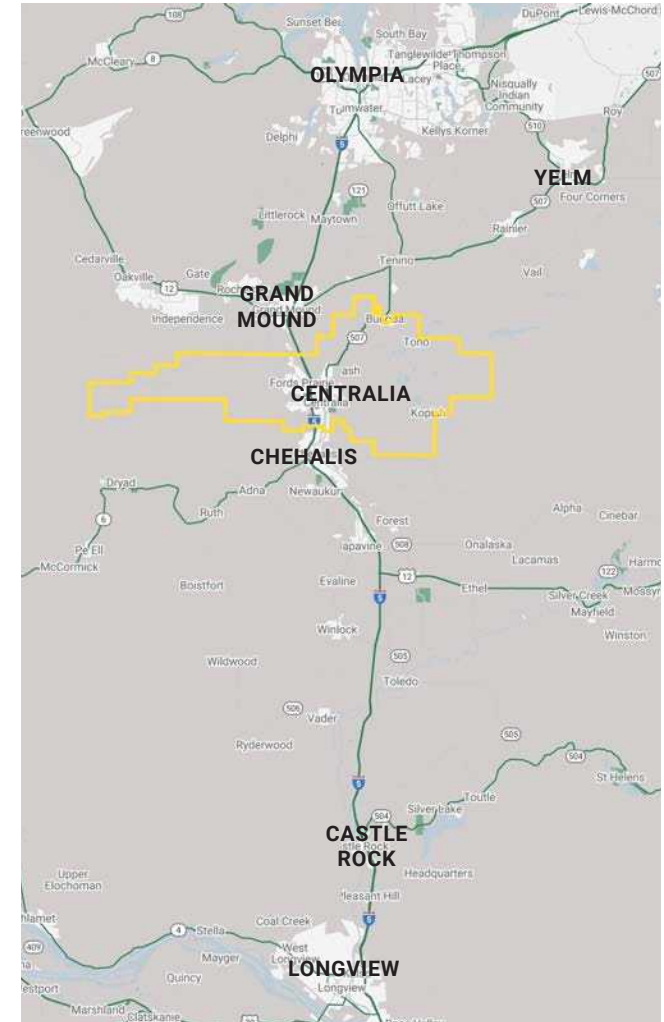
LA QUINTA INNS & SUITES | Images



CONTACT

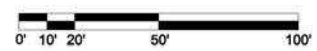
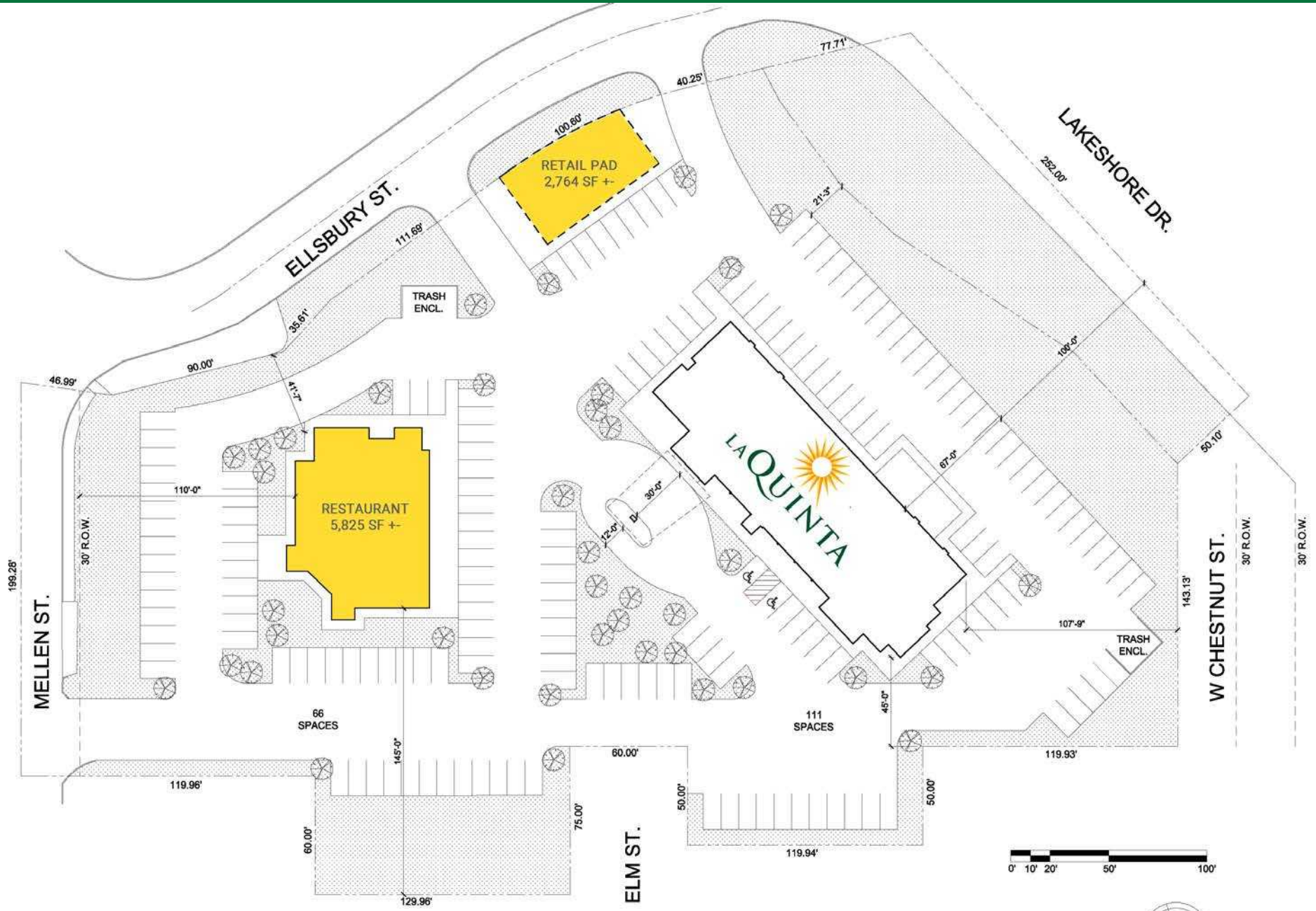
Steve Erickson
425-822-5522
serickson@fwp-inc.com

Jake Thurber
425-250-3277
jthurber@fwp-inc.com



TRADE AREA DEMOGRAPHICS

Population	AHHI	Daytime Pop
26,517	\$82,811	9,242



SITE PLAN
Scale: 1" = 30'-0"

CENTRALIA I-5 INTERCHANGE RETAIL PADS

Centralia, WA

