

PACIFIC COAST COMMERCE CENTER

Mickelsen Pkwy. & North Military Rd., Winlock, WA

CLASS A INDUSTRIAL BUILDINGS
BTS FOR LEASE



4 BUILDINGS | 2.6 M SF ON 147 ACRES

EXCLUSIVELY MARKETED BY:

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NAI Puget Sound
Properties

CROW HOLDINGS

PACIFIC COAST COMMERCE CENTER

- Shovel Ready Industrial Site
- Zoned Industrial
- Flexible Design Options
- Tax incentives, credits & rebates
- Strategic Location on I-5 Corridor
- SEPA Approval & Utilities to Site

PARCEL B SITE DATA

Site Area	4,166,950 SF (95.66 acres)
Building 1	460,200 SF
Building 2	1,349,120 SF
Detention Pond	168,700 SF
Auto stalls B1 / B2	374 / 690
Trailer Stalls B1 / B2	99 / 313

PARCEL C SITE DATA

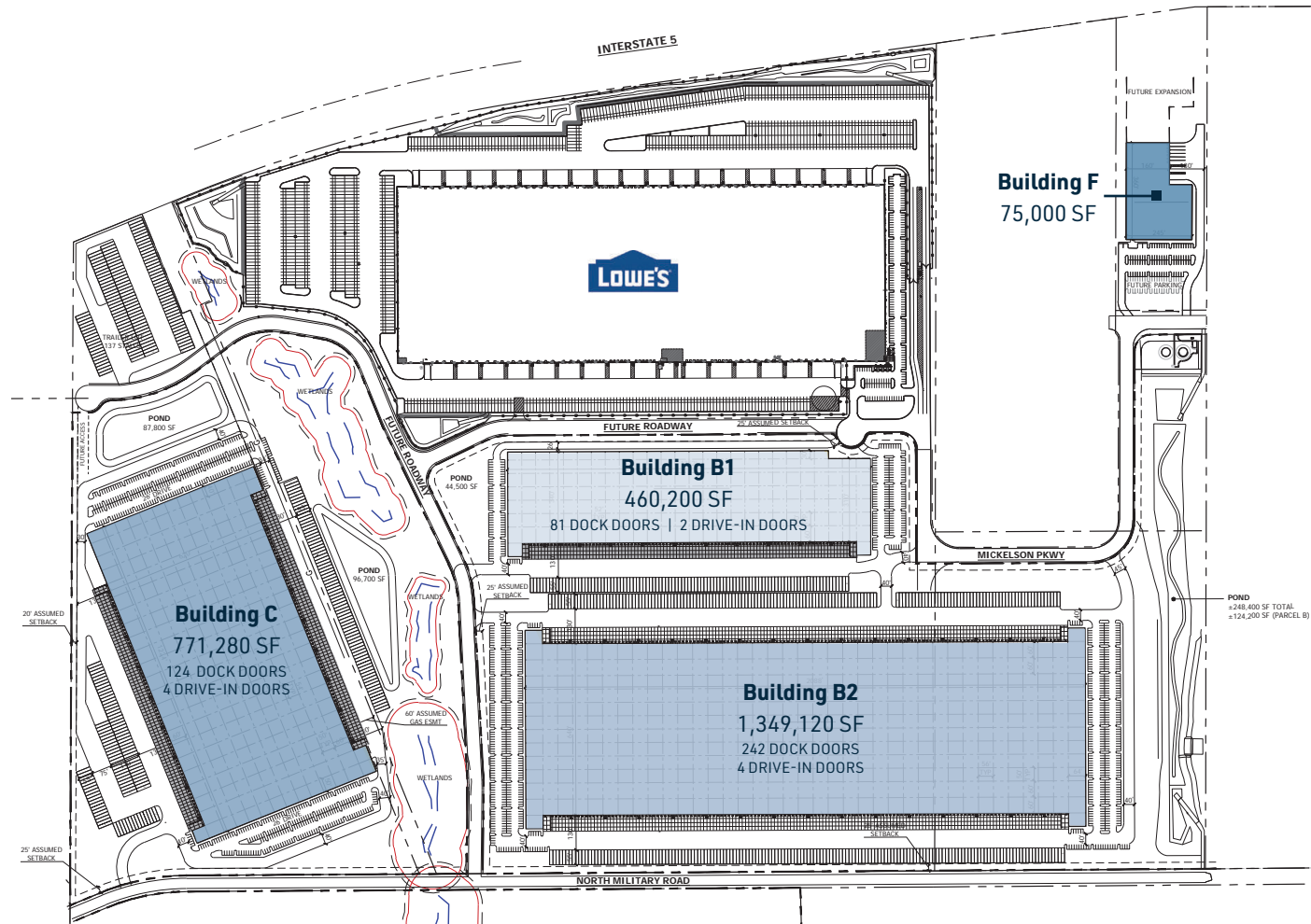
Site Area	1,848,250 SF (42.43 acres)
Building C	771,280 SF
Detention Pond	184,500 SF
Auto stalls	542
Trailer Stalls	179

PARCEL D SITE DATA





Site Area	386,377 SF (8.87 acres)
Building F	75,000 SF (optional expansion)
Detention Pond	None
Auto stalls	90 provided; 39 future stalls
Trailer Stalls	None



SITE PLAN



TOTAL BUILDING AREA

	Building B1	460,200 SF
	Building B2	1,349,120 SF
	Building C	771,280 SF
	Building F	75,000 SF
	Total	2,655,600 SF