

For Sale or Lease

# Centralia Northpark One

3709 NORTHPARK DRIVE, CENTRALIA, WA



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**NAI** Puget Sound  
Properties

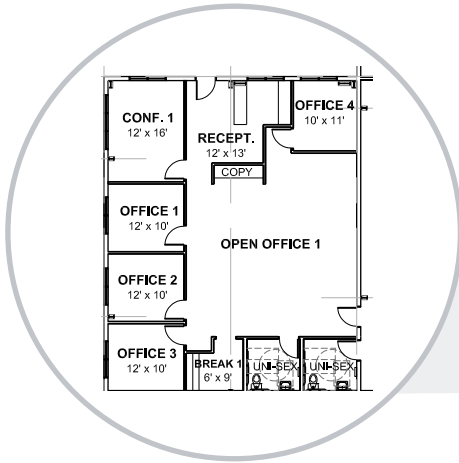


# Sale & Lease Summary



NAI Puget Sound Properties is pleased to offer the opportunity to lease or buy Centralia Northpark One. Located just off of I-5, it's the perfect midpoint for your Industrial Warehouse needs.

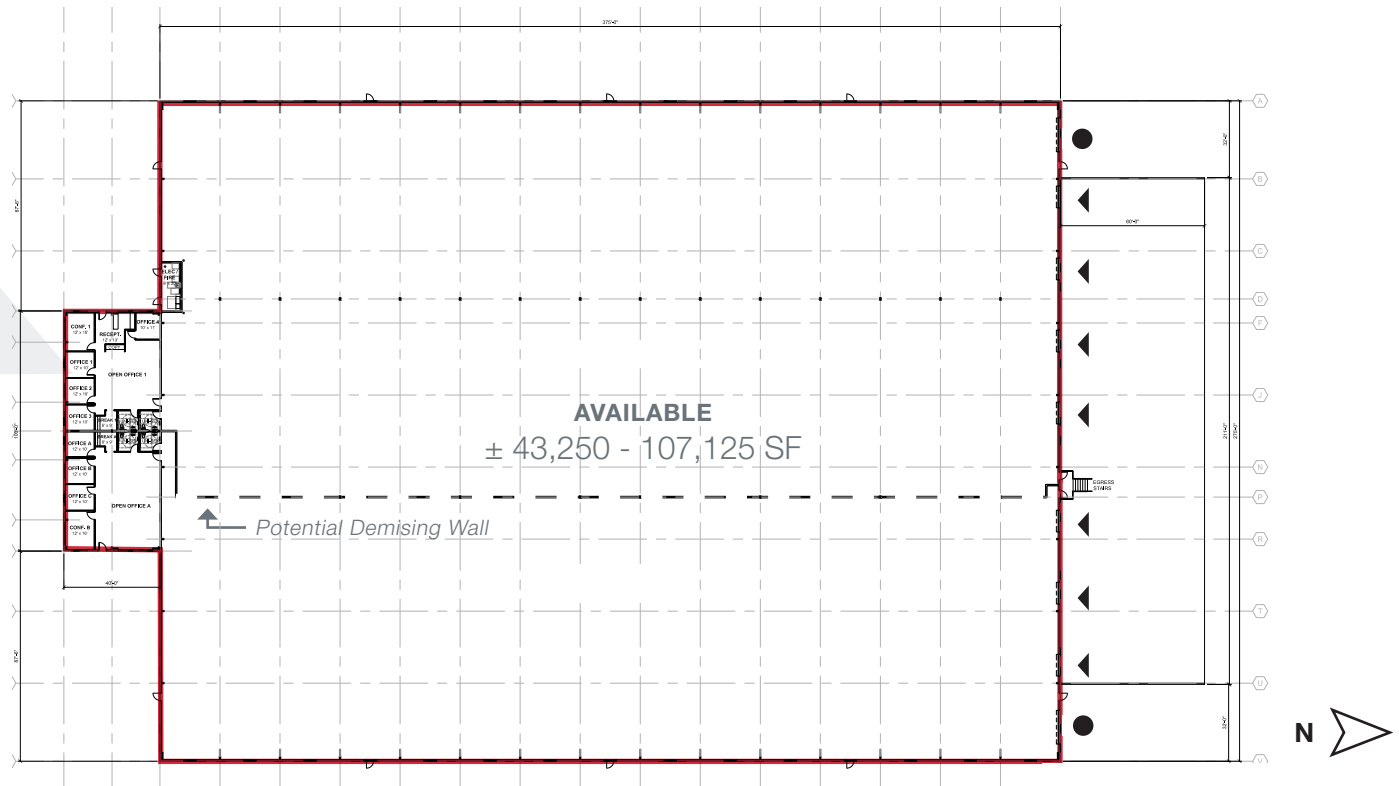
<b>ADDRESS</b>	3709 Northpark Drive Centralia, WA
<b>PARCEL NUMBER</b>	024005001001
<b>RENTABLE AREA</b>	± 43,250 - 107,125 SF
<b>ZONING</b>	PMP - Heavy Industrial, allows for a wide range of uses
<b>DELIVERY</b>	March 1, 2025
<b>PRICE</b>	Call broker for rates

# Conceptual Floor Plan



## KEY

-  Dock Door
-  Grade Level Door
-  Available
-  Demising wall



Foreign Trade Zone designation



Business friendly city



Ideal Midpoint between Seattle & Portland

## Highlights

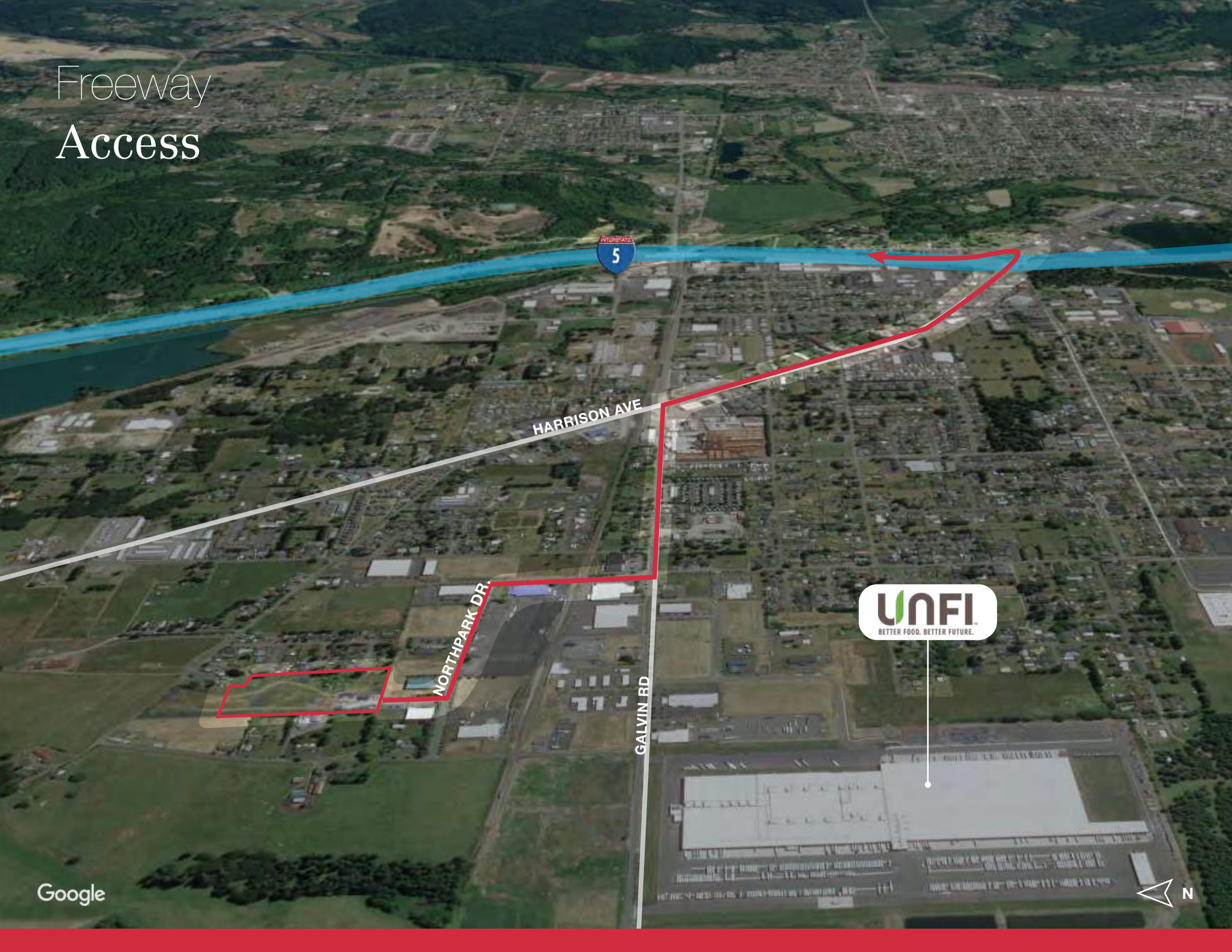
- + 107,125 SF (demisable 43,250 SF)
- + 4,000 SF Office
- + 7 Dock Doors (potential to add more)
- + 2 Grade Level Doors (14' x 14')
- + 27' Clear Height
- + Heavy Power
- + Additional trailer parking available

*Construction is underway  
at Centralia Northpark One!*

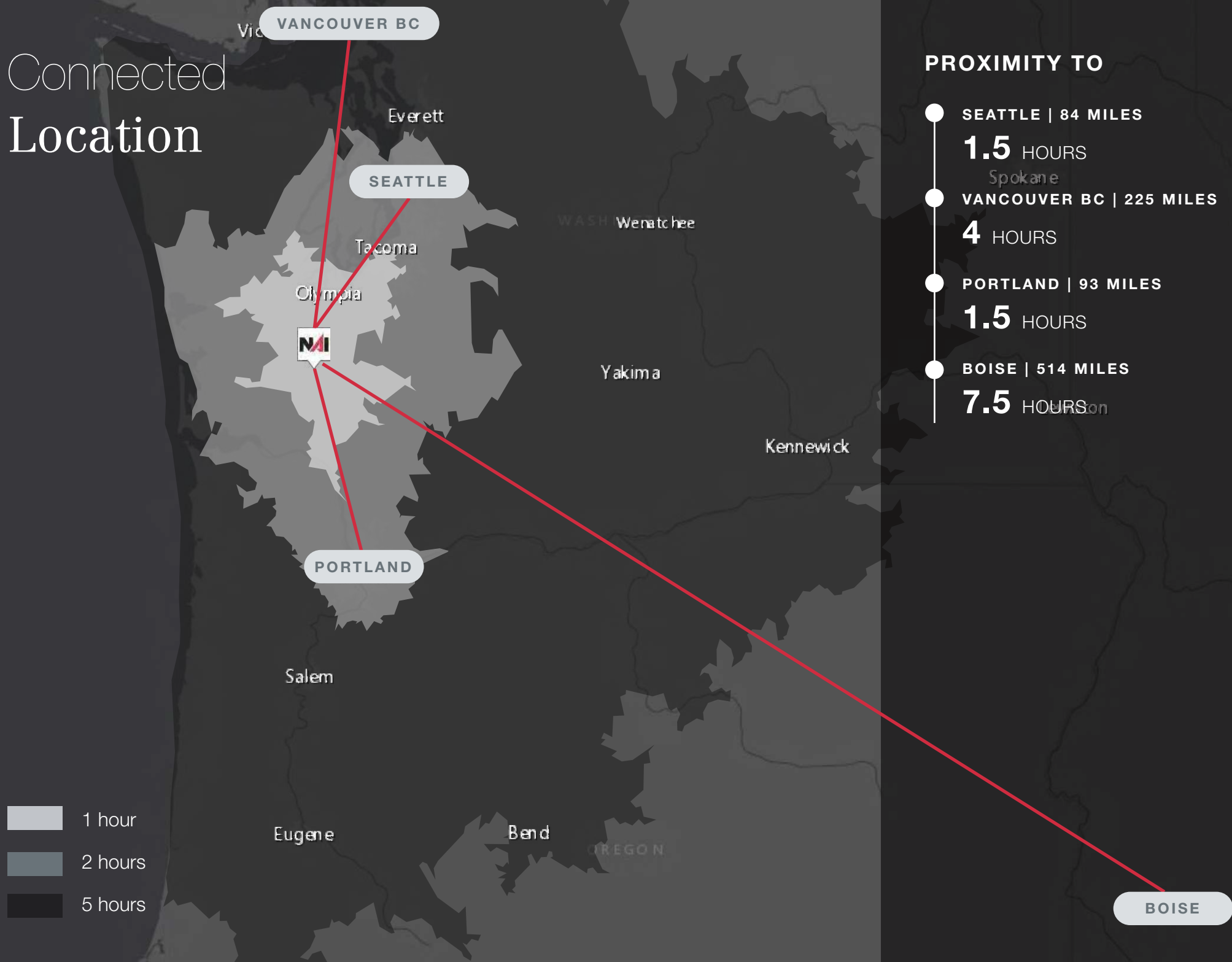
Photos taken July 25, 2024



# Freeway Access



# Connected Location



## PROXIMITY TO

- SEATTLE | 84 MILES  
**1.5** HOURS  
Spokane
- VANCOUVER BC | 225 MILES  
**4** HOURS
- PORTLAND | 93 MILES  
**1.5** HOURS
- BOISE | 514 MILES  
**7.5** HOURS

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EXCLUSIVELY LISTED BY:

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