

# Mid I-5 Industrial Park

2700 Talley Way  
KELSO • WA



CLICK TO VIEW  
SITE VIDEO

EXIT 36



**1.185 MILLION SF ON I-5  
FOR LEASE OR SALE**

**CBRE**

Trammell Crow Company

MIDI-5INDUSTRIALPARK.COM



## BUILDING FEATURES:

- + ± 1,185,327 SF
- + 219 Dock Doors
- + Clear Height: 40'
- + Building Depth: 650'
- + 135' Truck Court
- + ±6,000 - 8,000 Amps of Electrical Service

## SITE FEATURES:

- + 18 acres of expansion land for:
  - + 225K SF of additional building (entitled)
  - + Yard area (allowed per code)
  - + Up to 475 additional trailer stalls
- + Fully securable
- + ±116 acres
- + 514 Auto Stalls
- + 351 Trailer Stalls
- + Water capacity of up to one million gallons per day
- + The Light Industrial zoning allows for multiple uses, such as:



Manufacturing & Processing



Commercial Moving & Storage



Recycling Center



Large Scale Retail Services & Sales



Industrial Facility



Junk Yard & Salvage



Vehicle Sales & Services



Wholesale Businesses

## TAX INCENTIVE

- + Possible 50% exemption from the state's portion of the retail sales or use tax paid on purchases and installation of material-handling and racking equipment. Please refer to the following link for further information.

[Tax Incentives: Warehouse remittance](#)

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**FUTURE POTENTIAL TO EXPAND OR ADDITIONAL SPACE FOR 475 TRAILER PARKING STALLS**

Fully signaled intersection  
 One way in,  
 one way out







## KEY ATTRIBUTES TO THE LOCATION:

- + Immediate proximity & accessibility to I-5 on/off ramps
- + Strong Labor Market compared to other proposed developments in the I-5 Corridor
- + City of Kelso is business friendly
- + ±72,000 vehicles per day on I-5
- + Cities within estimated 11-hour drive time: SF Bay Area, Sacramento, Reno, Boise, Seattle, Vancouver BC

## LOCATION OVERVIEW

**36 MILES**

North of  
Portland, Oregon

**45 MILES**

North of  
Port of Portland CBD  
(Terminal 6)

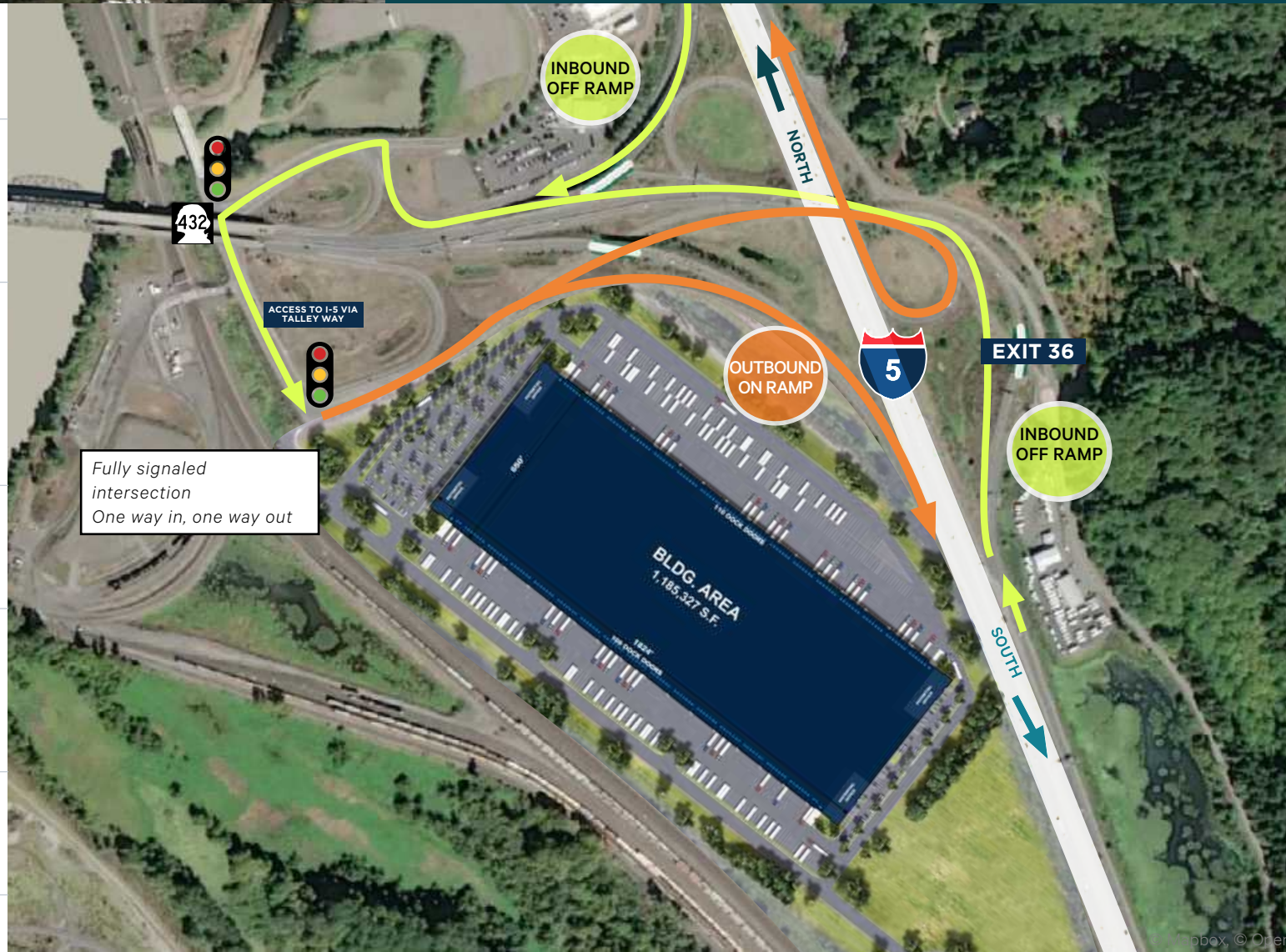
**102 MILES**

South of Port of Tacoma

**131 MILES**

South of  
Seattle, Washington CDP

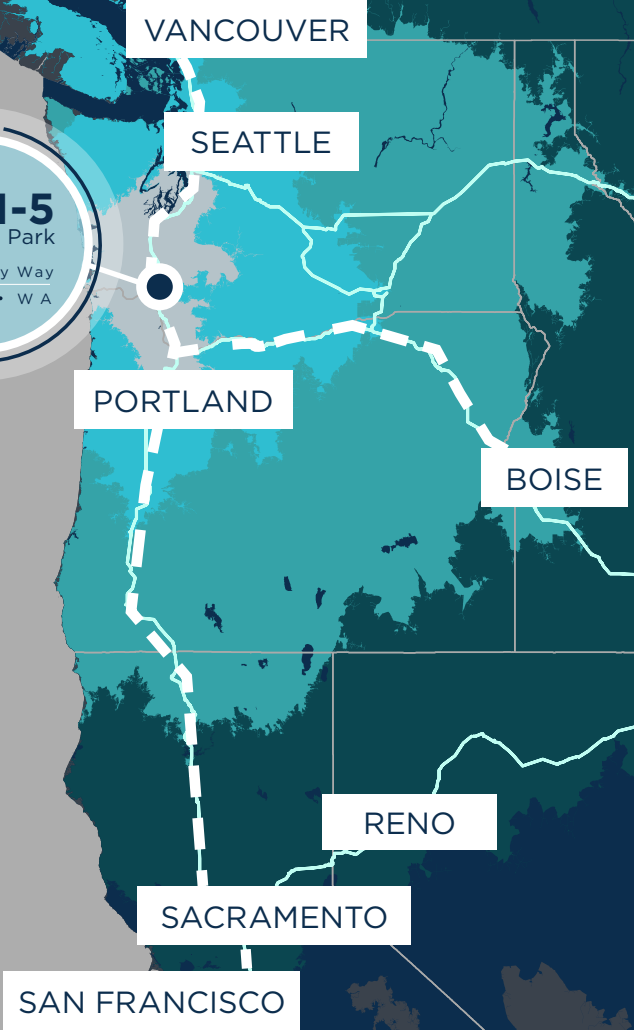
Excellent visibility  
from I-5





# CONNECTIVITY

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Destination	Drive Time from Kelso, WA (hours)
Portland, OR	1 hour
Seattle, WA	2.25 hours
Vancouver, BC	4.75 hours
Boise, ID	7.25 hours
Reno, NV	10 hours
Sacramento, CA	10 hours
San Francisco, CA	10.75 hours

**Drive Time Legend**

- 4 hour
- 8 hours
- 12 hours
- 16 hours



# KELSO LABOR



Kelso's labor supply & skill set of labor per 10,000 workers is far greater than the national average with a market index score of 125 compared to the national average of 105.



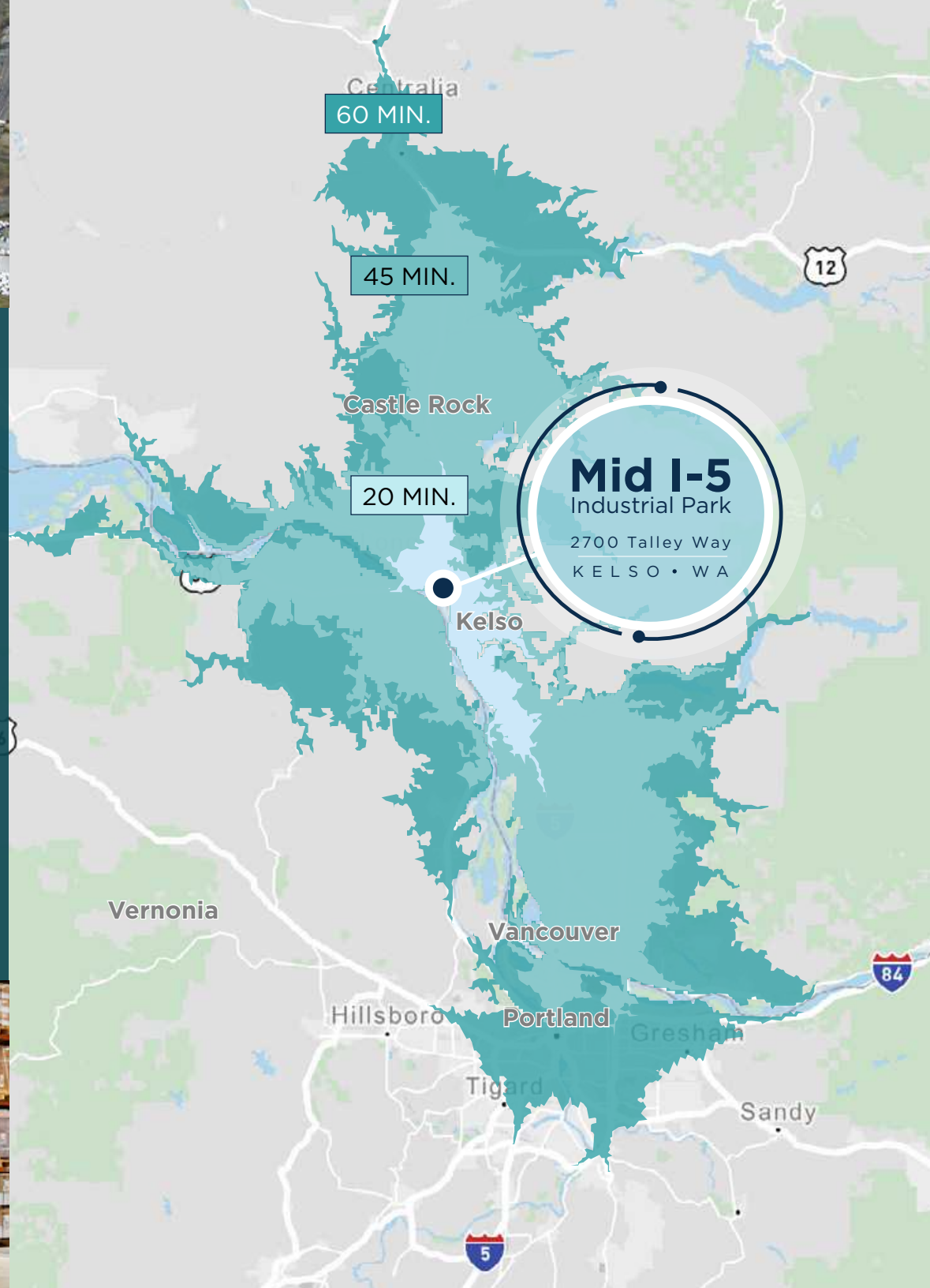
The Kelso Industrial site can access a total labor force of over 217,000.



In addition over 331,000 workers can access the site in a 45-min drive time.



The Kelso site can support a manufacturing operation of 600 full time employees due to it's proximity of skilled workers.





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FOR MORE  
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**CBRE**

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