



PROPERTY OVERVIEW

Position your business in a prime Chehalis location with excellent visibility just off I-5. This 6,270 sq ft industrial/flex warehouse offers versatility for a variety of uses—ideal for manufacturing, distribution, or service-based operations. The property features roll-up doors, an interior loading dock, and upstairs office space. Located along busy State Avenue among home design centers, auto services, and industrial suppliers, this site provides strong business synergy and accessibility for both customers and employees.

Zoned IL/CG, the site accommodates a wide range of industrial and commercial users. The building's professional setting, convenient freeway access, and competitive \$0.62 /SF + NNN (\$0.20 /SF) rate make it an exceptional opportunity for businesses seeking affordable, flexible space in the heart of Lewis County.



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NORTHWEST
HOME TEAM

- 6,270 SF warehouse/flex space with open layout
- Roll-up doors and interior loading dock for easy access
- Upstairs office area
- Excellent visibility just off I-5 on high-traffic State Avenue
- Surrounded by complementary businesses in a thriving corridor
- Zoning: IL/CG (Industrial/Commercial General)
- Lease rate: \$0.62 /SF + NNN (\$0.20 /SF)
- Total monthly rent: ≈ \$3,887 + NNN
- Available Now | Possession Immediate