

3705 NORTH PARK DRIVE / CENTRALIA, WA



Centralia Northpark One

±52,000 - 107,125 SF Available For Lease or Sale



CBRE

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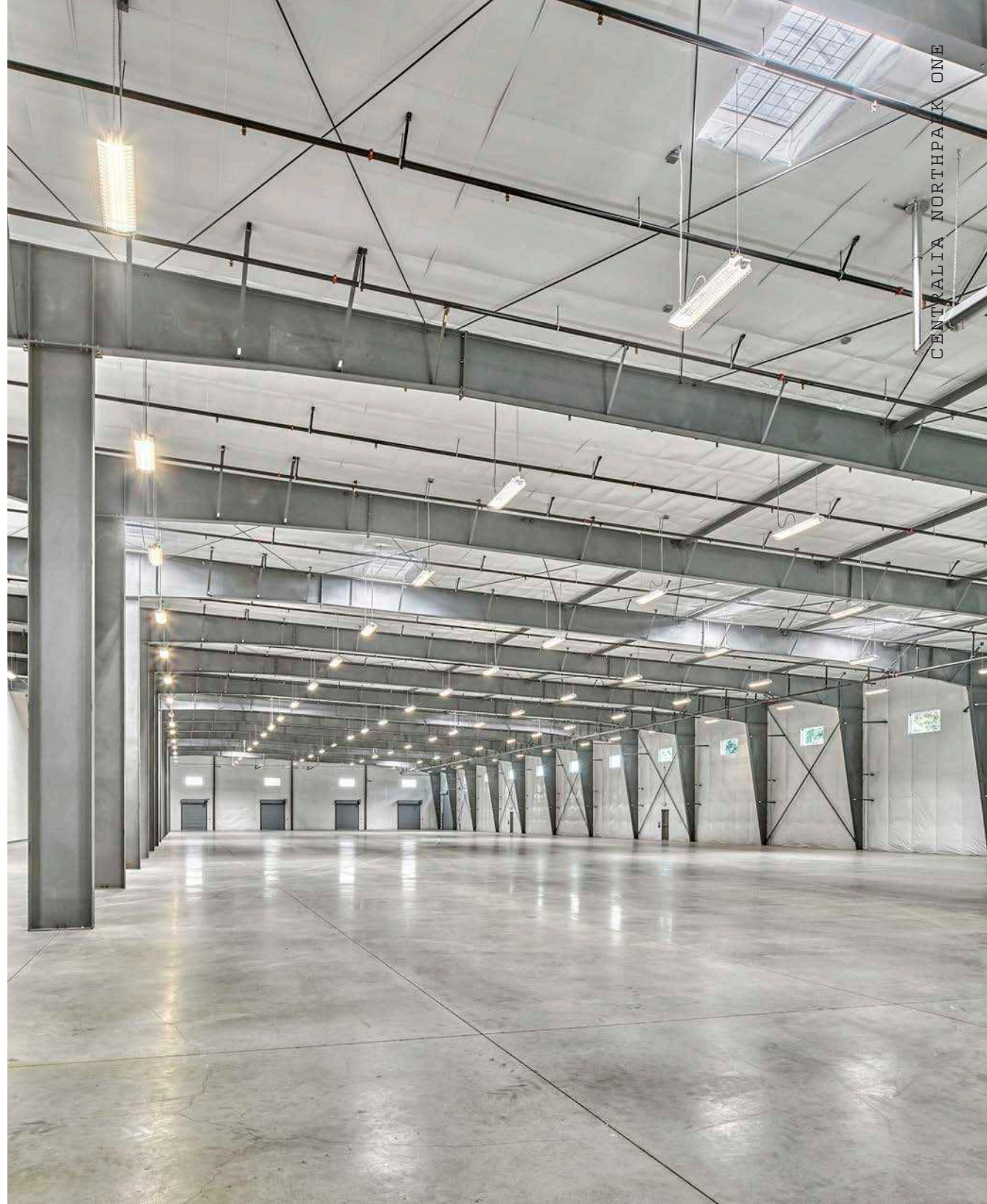
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Property Overview

Centralia Northpark One

- + Industrial building available for lease or sale just off I-5 in Centralia, WA
- + Positioned at the ideal midpoint between the Seattle and Portland markets
- + Excellent access and flexibility for a wide range of industrial warehouse users

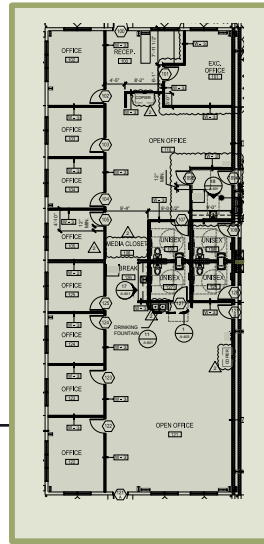
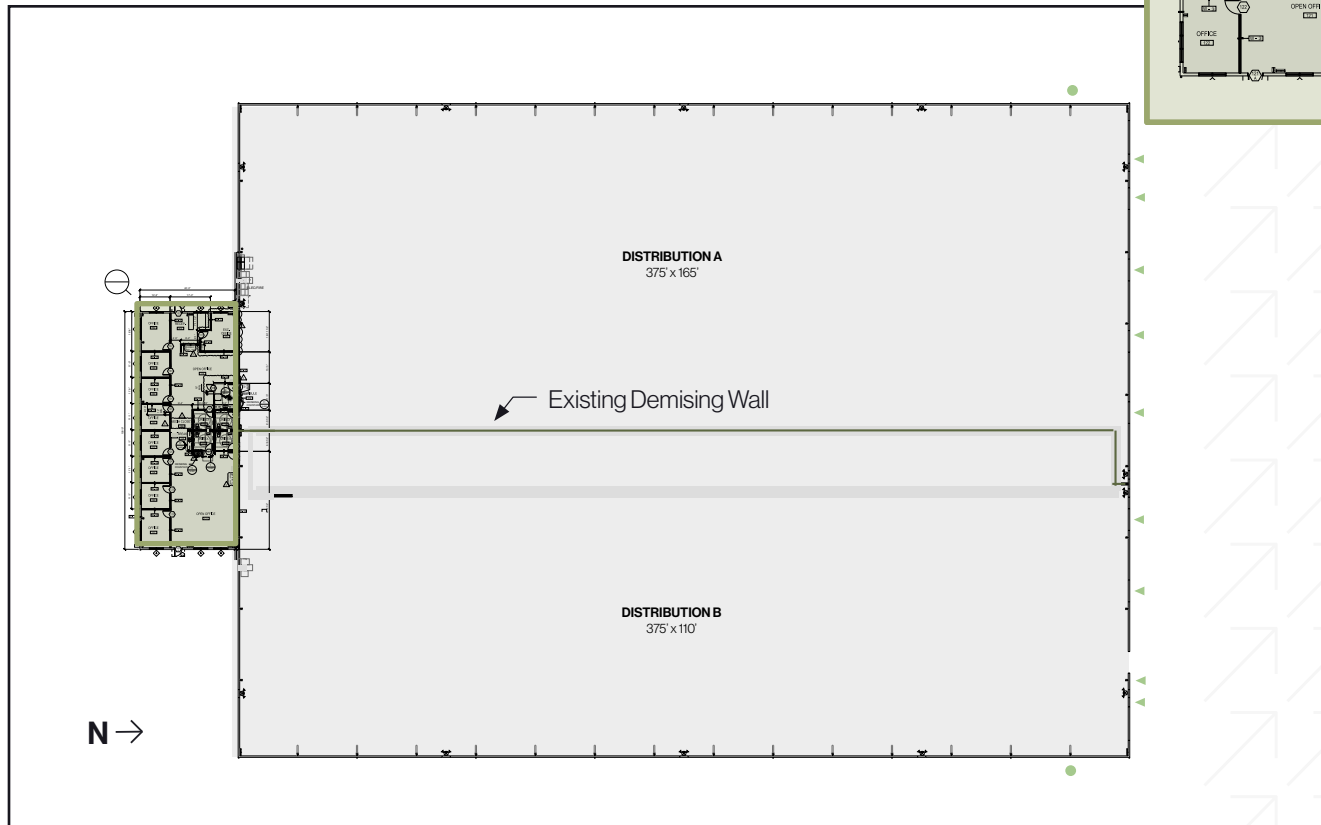
Address	3705 Northpark Drive Centralia, WA
Parcel Number	024005001001
Rentable Area	±52,000 - 107,125 SF
Zoning	PMP - Heavy Industrial, allows for a wide range of uses
Delivery	Available now
Price	Call broker for rates



Floor Plan

Centralia Northpark One

▲ Dock Door ● Grade Level Door ■ Available — Demising wall



107,125 SF
{ DEMISABLE → 52,000 SF }

+4,000 SF
OFFICE

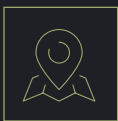
+9
DOCK DOORS
{ POTENTIAL TO ADD MORE }

+2
GRADE LEVEL DOORS
{ 14' X 14' }

+24' - 30'
CLEAR HEIGHT

3 Phase Power
400 AMPS AT 277/480V -
ABILITY TO EXPAND TO
2,000+ AMPS

Trailer Parking
ADDITIONAL TRAILER
PARKING AVAILABLE



**Foreign
Trade Zone
designation**



**Business-
friendly city**

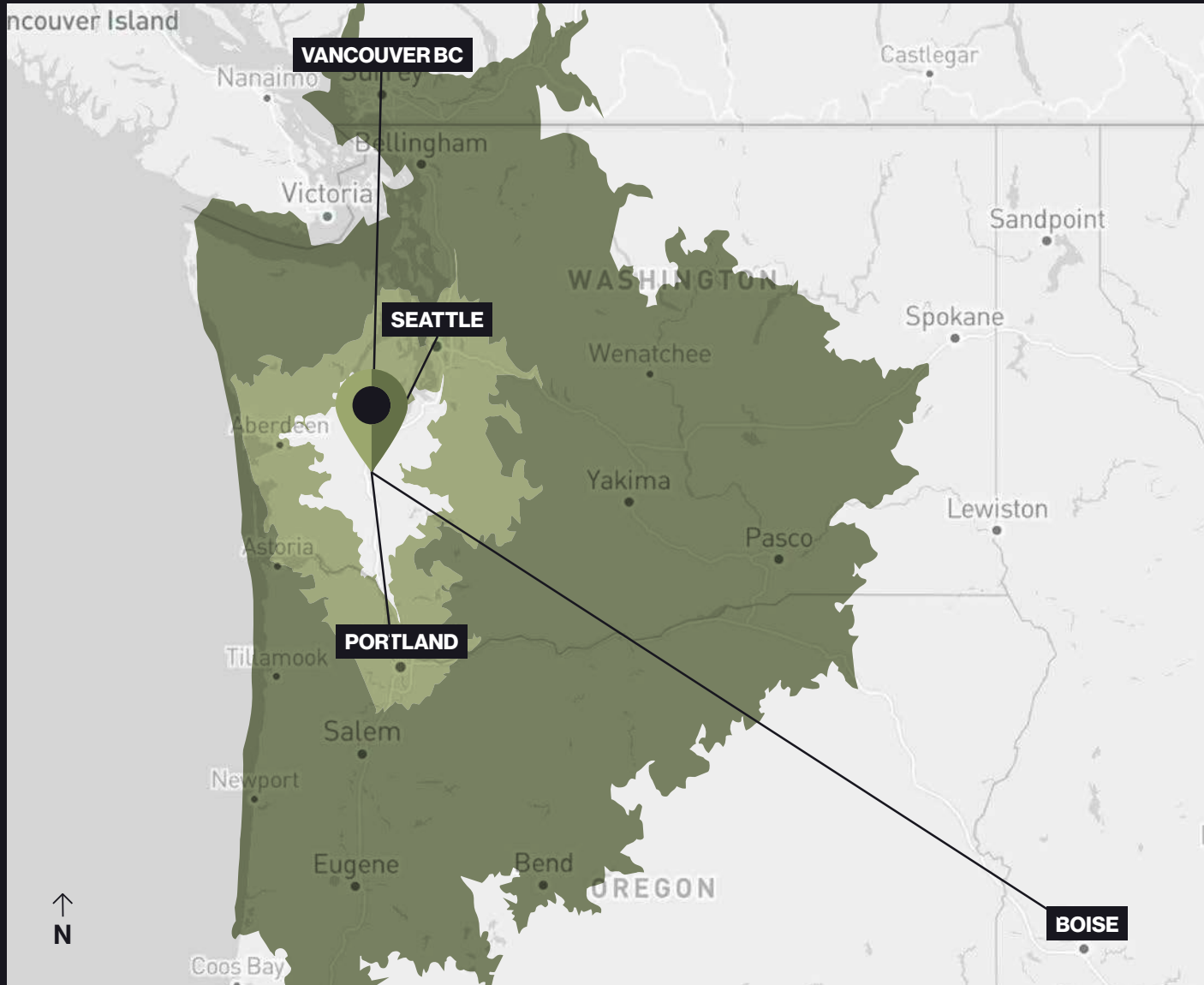


**Ideal midpoint
between Seattle
& Portland**



Connected Location

Centralia Northpark One



SEATTLE | 84 MILES

1.5 HOURS

VANCOUVER BC | 225 MILES

4 HOURS

PORTLAND | 93 MILES

1.5 HOURS

BOISE | 514 MILES

7.5 HOURS

1 HOUR

2 HOURS

5 HOURS



3705 NORTHPARK DRIVE
CENTRALIA, WA



Centralia Northpark One

**±52,000 - 107,125 SF
Available Space**

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CBRE

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