

# 17-ACRE INDUSTRIAL YARD AVAILABLE NOW



**Yard Rate:** \$.08psf/mo/Gross

**Building:** \$.80psf/mo/Gross

Explore the potential of leasing one of the largest industrial yards between Centralia and Bellingham, Washington, boasting heavy industrial zoning and strategic access to rail and deep-water ports. This prime location offers unparalleled opportunities for manufacturing and logistics, positioning your business for optimal growth in the Pacific Northwest.

## Opportunity Highlights:

- Approximately 17-acre site (divisible)
- North half of the site is paved, south half of the site is 12-18" crushed, compacted basalt
- 500 LF rail spur
- Rail-served by PSAP (Genesee & Wyoming) with connections to UP/BN
- 3,000 SF shop/office building onsite



For more information, please contact:

### GREG MILLERD

Senior Director  
+1 206 779 1692

[Greg.Millerd@cushwake.com](mailto:Greg.Millerd@cushwake.com)

### TAYLOR HUDSON

Director  
+1 425 455 4500

[Taylor.Hudson@cushwake.com](mailto:Taylor.Hudson@cushwake.com)

### RICK CADWELL

Managing Member  
+1 360 865 1818

[Rick@cadwell.biz](mailto:Rick@cadwell.biz)