

CENTRALIA STATION

± 21 ACRE PROJECT | A PORT OF CENTRALIA DEVELOPMENT



Park 3 in the Port of Centralia's Master-Planned Parks

Presented by

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OPPORTUNITY

Centralia Station is a ±21-acre developed retail, office, and business park located at Exit 81 in Centralia, WA.

The property is comprised of multiple parcels, ranging in size from 20,000 SF to 5.74 acres contiguous. Approved land uses include retail, retail pads, general commercial, service industrial, light industrial, office, professional services. The site is SEPA approved. The centralized storm water and compensatory storm water system are fully constructed, and ready for connection to individual lots.

TRANSPORTATION

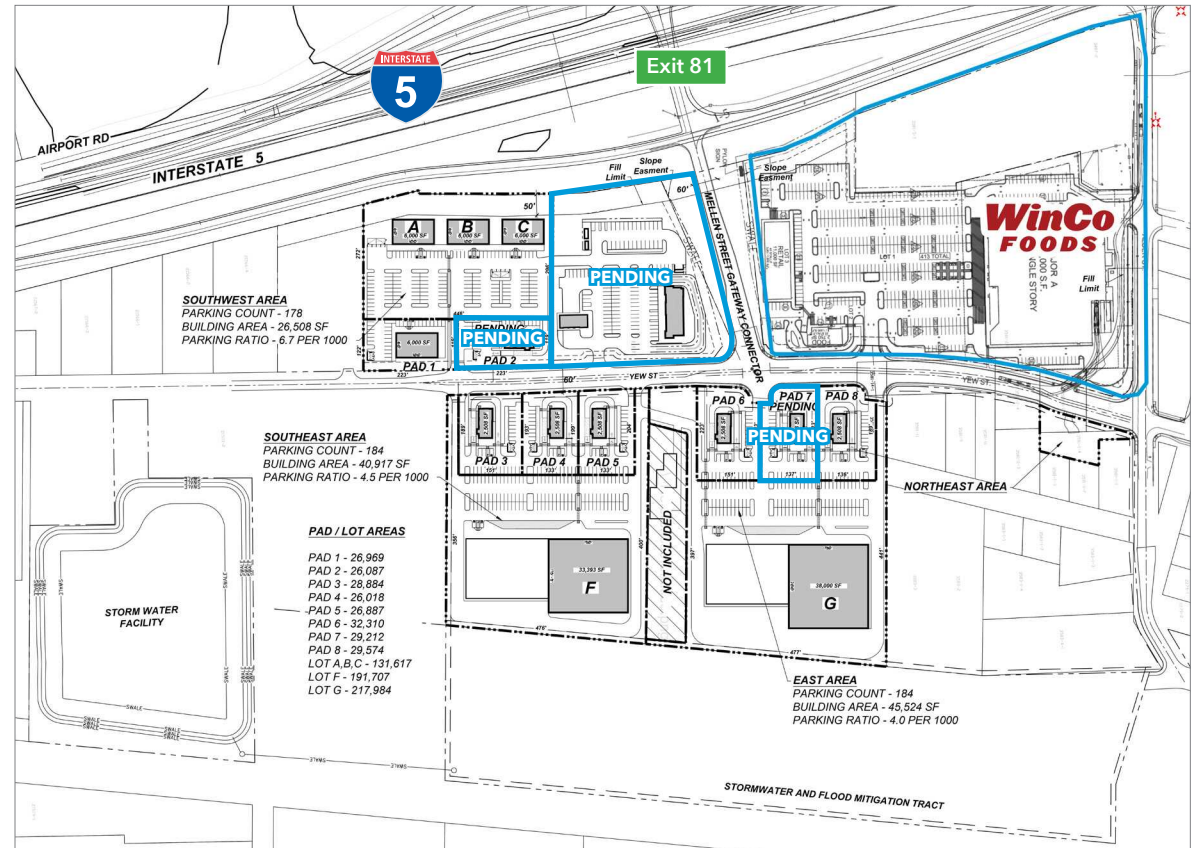
The Yew Street extension connects the site to both the Mellen Street and Harrison Street interchanges.

The Mellen Street off ramp extends into the site, creating direct access to I-5 from the Mellen Street interchange.

UTILITIES

Water, sewer, storm water and power connections are available in the Yew Street right of way, and can be extended to individual lots.

OVERALL SITE PLAN



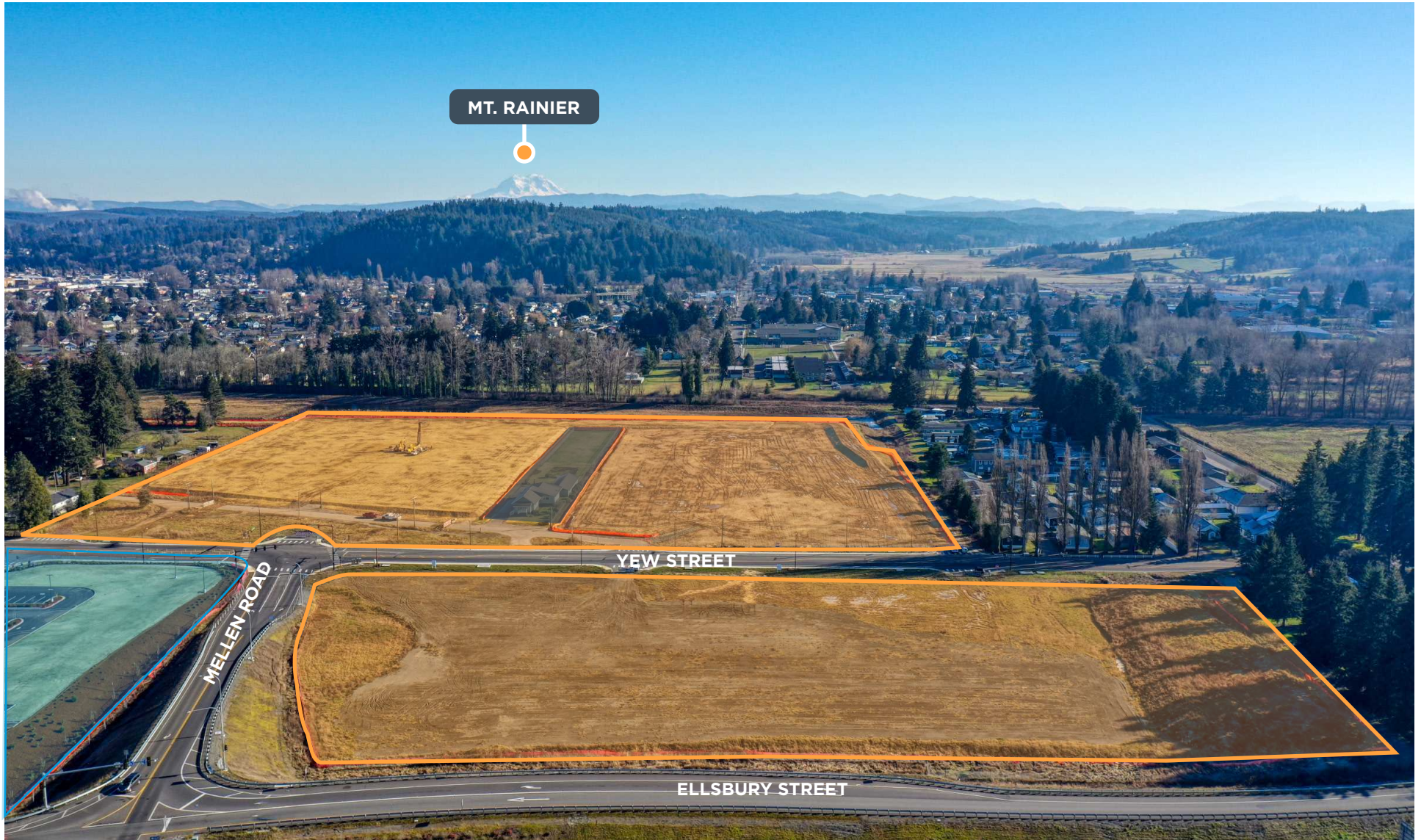
SITE OVERVIEW



CENTRALIA STATION | PROJECT VIEW



SITE AERIAL



CENTRALIA STATION | EAST VIEW



LEWIS COUNTY DEVELOPMENTS

COMMERCIAL

- | | |
|---|------------------------------------|
| 1 Harrison Dollar General 1417 Harrison Ave | 4 Dollar General 376 W Reynolds |
| 2 Antonelli New Com Bldg 1039 S Gold St | 5 T&A Truck Stop Centralia |
| 3 United Learning Center W Maple & N Pearl St | 23 Winco Foods Centralia Station |

RESIDENTIAL

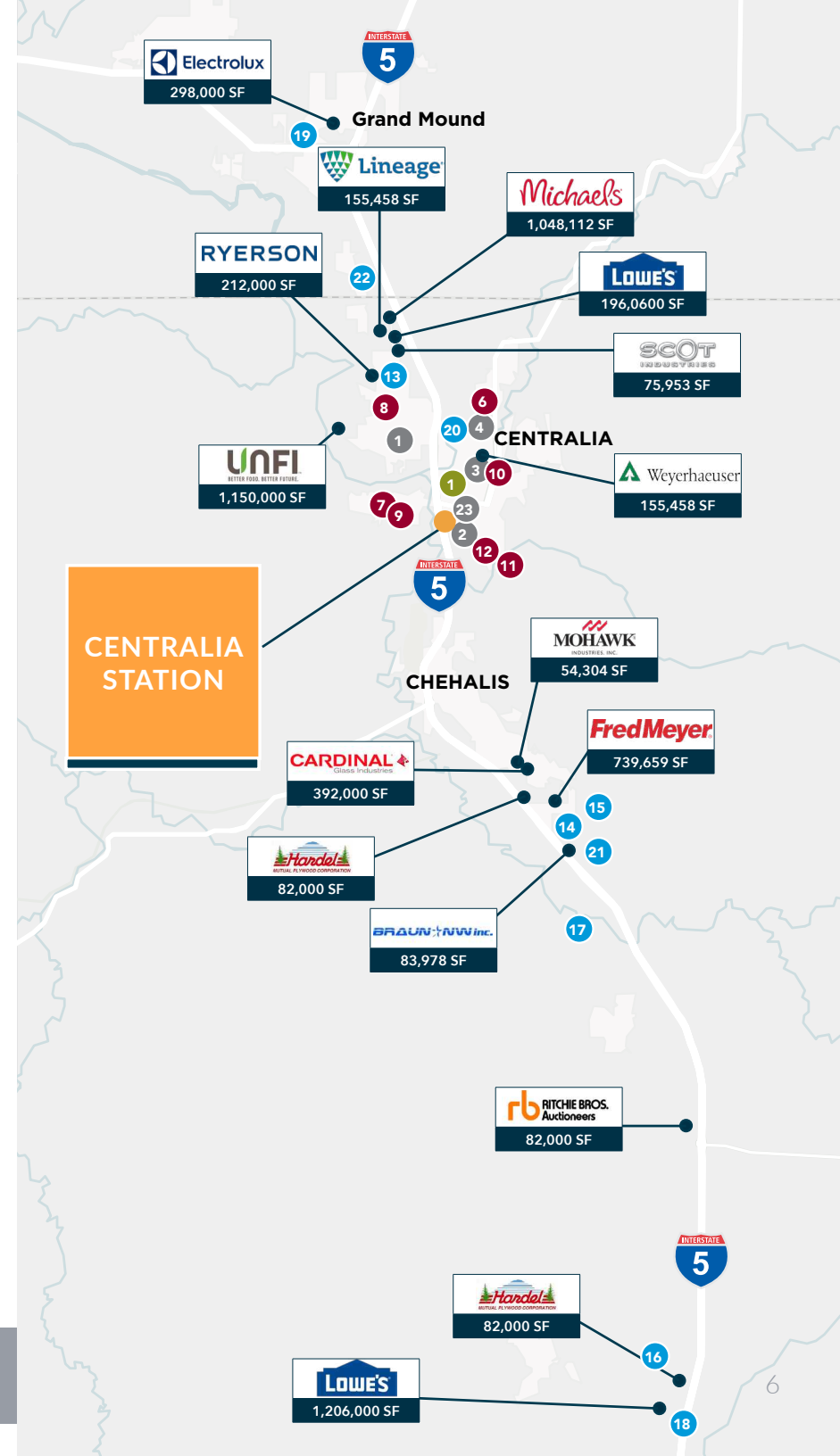
- | | |
|---|-----------------------------|
| 6 Horner PUD Annexation 0 E Roanoke St | 78 Units |
| 7 Rich Masters LLC Annexation 0 Cooks Hill Rd | |
| 8 Reliable Homes Phase II 2213 Harrison Ave | 29 Units |
| 9 The Ponds Residential 2200 Cooks Hill Rd | 58 Units on 25 Acres |
| 10 Armory Hills Open Space Duffy Drive Park | ±150 Units / ±33.3 Acres |
| 11 Raindrop | ±2,500 Units / ±1,600 Acres |
| 12 Kresky Residential | 84 Lots |

INDUSTRIAL

- | | |
|--|--------------------------|
| 13 Georgia Pacific 2986 Harrison Ave | 460,475 SF |
| 14 I-5 Corporate Park 1850 Bishop Road | 1,100,000 SF |
| 15 The Cubes at Chehalis 2844 Jackson Hwy | 1,530,000 SF |
| 16 Benaroya Crow Holdings | ±5,000,000 |
| 17 Scot Industries | 249,000 SF |
| 18 Exeter I-5 Gateway Mickelsen Parkway | 3,300,000 SF in 3 Bldgs. |
| 19 Parsons South Sound Logistics | 1,400,000 SF |
| 20 Skookumchuk Commerce Ctr 1406-1620 Reynolds Ave | 661,600 SF |
| 21 Port 17 Industrial Bishop Road | 807,000 SF |
| 22 Kaufman 176 | 176,000 SF |

SPECIAL USE

- | |
|---|
| 1 Centralia College Sports Complex 300 to 600 Block |
|---|



ABOUT CENTRALIA

Located on Interstate 5, the West Coast's major trade corridor, Centralia is well-positioned between Portland and Seattle and is a strategic business "hub." Centralia is the largest city in Lewis County with just under 17,000 residents. Its close proximity to Seattle and Portland and their international airports, as well as the deep water Port of Grays Harbor, make it easy to move goods in and out of the community.

The Port of Centralia, a major contributor to the Centralia economy, has worked with many companies to locate in Centralia a few include: Rogers Machinery Company, Inc., Dick's Brewing Company, Scot Industries, Michael's Distribution Center, Lineage Logistics, Lowe's Distribution Center, Sierra Pacific Industries, and Mega Arms.

Companies have chosen to locate in Centralia for many reasons including our quality of life, location on the I-5 corridor, a lower cost of doing business, and workforce development programs.

MAJOR EMPLOYERS

