

OFFERING MEMORANDUM

# RARE OWNER/USER OPPORTUNITY REMAN MILL & LUMBER YARD

98 US 101, HOQUIAM, WA 98550

*Sale Price*

**\$2,950,000**

18-ACRES (784,080 SF) | \$3.76/SF (LAND)

 PROPERTY PHOTOS

 PROPERTY VIDEO



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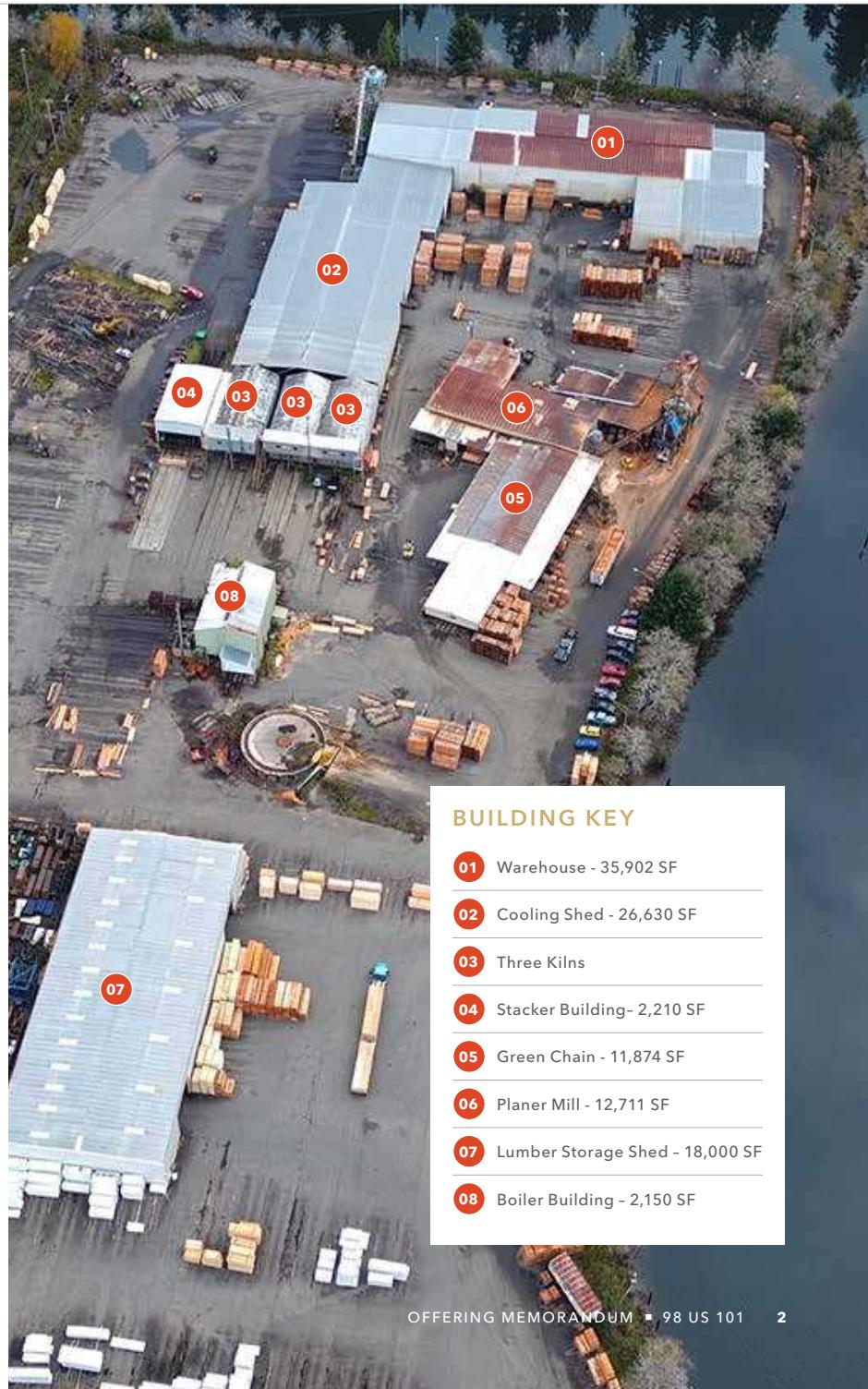
# PROPERTY HIGHLIGHTS

ADDRESS	98 US Hwy 101, Aberdeen, WA
TOTAL LAND AREA	18 Acre (784,080 SF) parcel
USE	Reman Mill / Lumber Yard
# OF BUILDINGS	8
FEATURES	<ul style="list-style-type: none"> <li>Ample yard and parking</li> <li>Fire sprinklers</li> <li>Pole mounted lights throughout property</li> </ul>
ZONING MUNICIPALITY	Grays Harbor
ZONING	I-2 (Industrial District) <a href="#">Download Zoning Map</a> <a href="#">Download Zoning Table</a>
EQUIPMENT	Some included, some sold separately - please contact brokers for more information

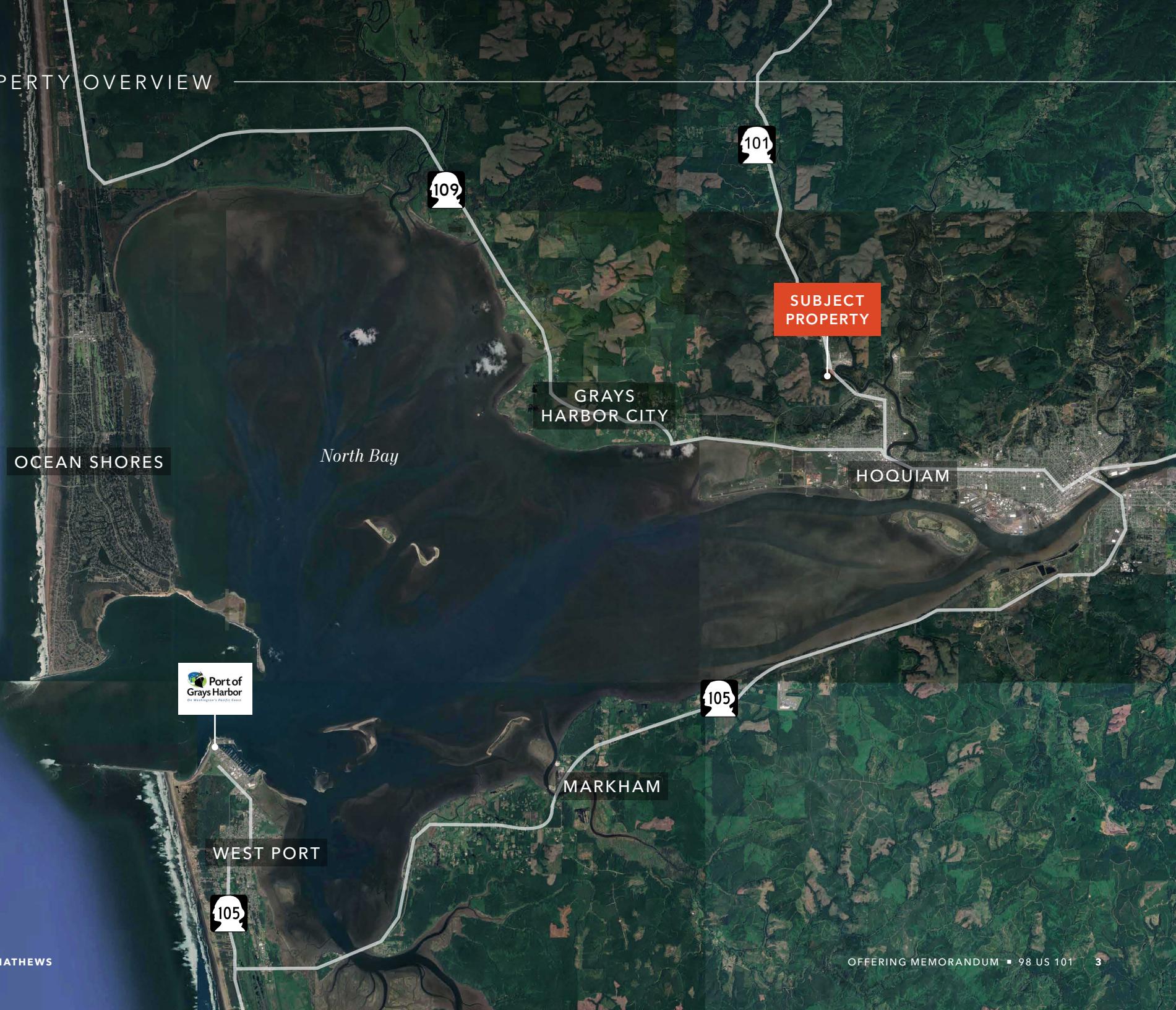
This is a rare opportunity to acquire a fully operational reman mill and lumber yard situated on an expansive 18-acre parcel in Hoquiam, Washington. The property features industrial I-2 zoning and eight purpose-built buildings, including a 35,902 SF warehouse, three kilns, a planer mill, green chain, cooling shed, and dedicated lumber storage facilities.

The site is designed to support large-scale lumber processing and distribution, with substantial yard area, heavy power, and efficient circulation throughout the property. The configuration offers immediate operational functionality while also providing flexibility for future expansion or adaptation to related industrial uses. With direct highway access and a layout that supports both processing and outdoor storage, the property is well-suited for owner/users seeking a turnkey industrial campus.

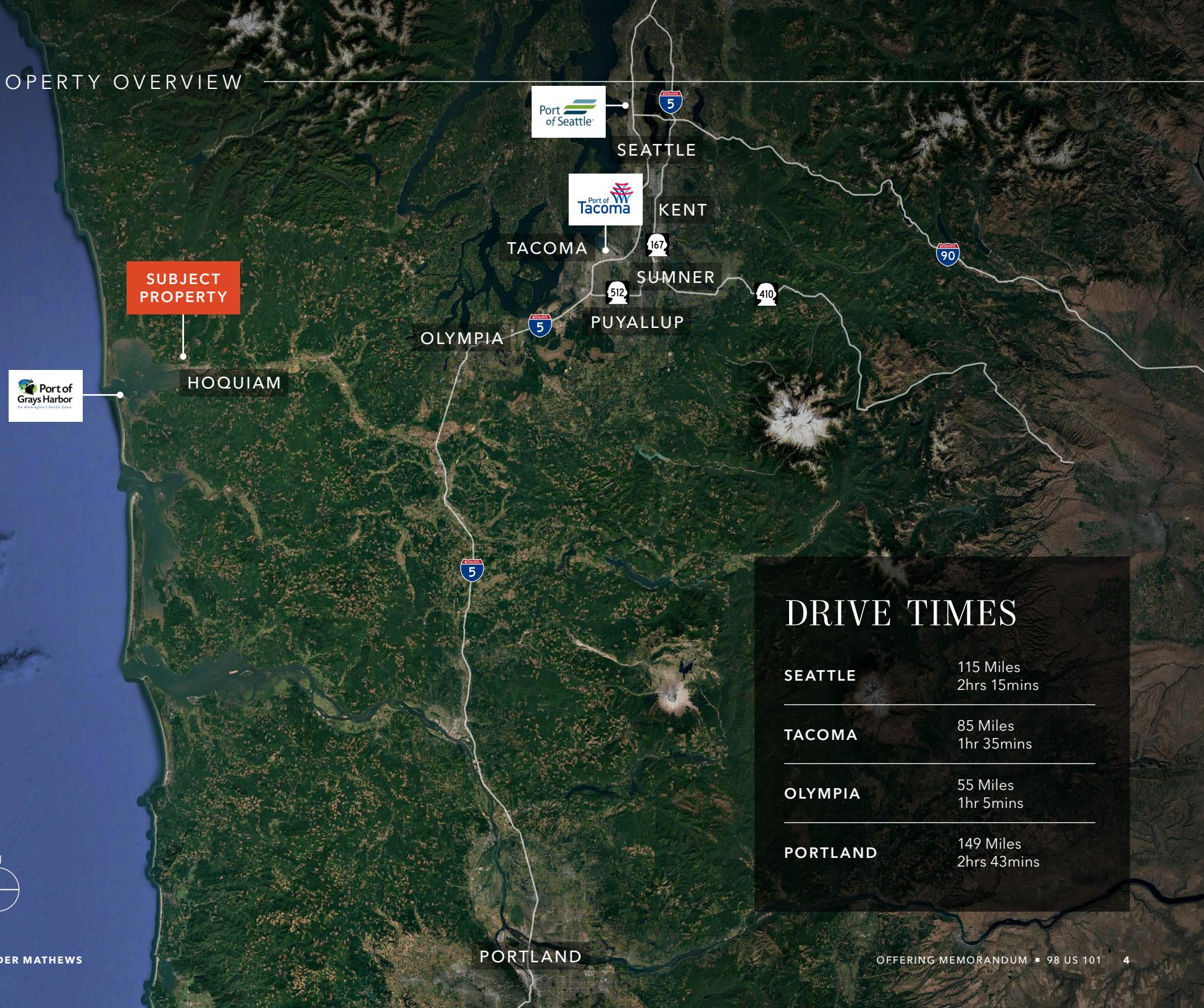
Located in Grays Harbor, a region with deep roots in the timber and wood products industry, this property presents a compelling opportunity for established operators looking to own and control a strategically positioned facility in the Pacific Northwest.



## PROPERTY OVERVIEW



## PROPERTY OVERVIEW



## WAREHOUSE



35,1902 SF

Clear Height 20'-24'

2 Grade Level Doors

Heavy Power Available

500 SF Office and Restroom

Concrete Slab Foundation

## COOLING SHED



26,630 SF

Attached to Warehouse

Clear Height 20'-24'

Concrete Slab Foundation

Direct Access from Kilns

## KILNS



Three Kilns

±7,107 SF

Concrete Slab Foundation

Direct Access to Cooling Shed

Metal Construction

## STACKER BUILDING



2,210 SF

Clear Height: 22'-24'

Metal Construction

Concrete Slab Foundation

## GREEN CHAIN



11,874 SF

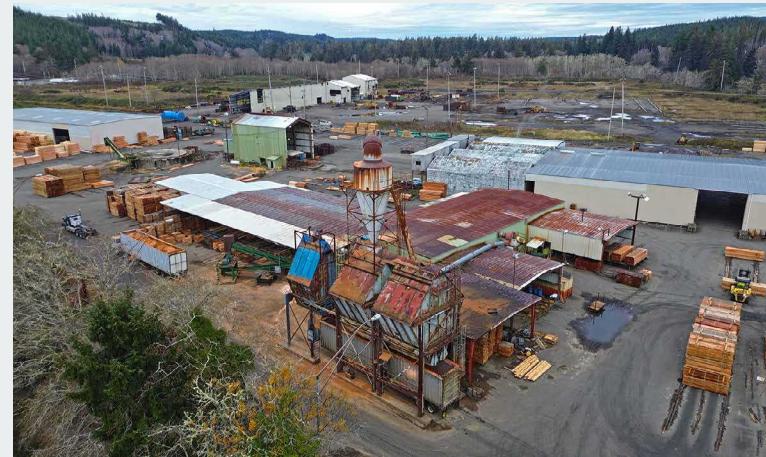
Clear Height 15'-17'

Attached to Planer Mill

Metal Construction with Exposed Metal Framing

Concrete Slab Foundation

## PLANER MILL



12,711 SF

Clear Height 15'-17'

Attached to Green Chain Building

Metal Construction with Exposed Metal Framing

Concrete Slab Foundation

## LUMBER STORAGE SHED



18,000 SF

Metal Construction, Metal Framing

Concrete Slab Foundation

## BOILER BUILDING



2,150 SF

Metal Construction, Metal Framing

Concrete Slab Foundation



*Exclusively listed by*

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