



MULTI-BUILDING INDUSTRIAL SITE CLOSE TO I-5 WITH RAIL ACCESS



1579-1581 N NATIONAL AVE, CHEHALIS, WA

LISTING INFORMATION

These conveniently located parcels include two warehouses totaling 12,960 sq ft and a grandfathered billboard generating \$1,600 per month in rental revenue. The 1.95-acre property is located off I-5 Exit 79 with excellent visibility on National Avenue.

Currently occupied by Heritage Restoration, the partially fenced site with rail access is ideal for contractors or any business requiring warehouse space, and yard space in one location. (Parcels: 005615002003 & 005615002004)

- ▶ Zoning: Heavy Industrial (IH) / General Commercial (CG)
- ▶ Option available to purchase adjacent office building. See [CBA# 43599831](#).

WAREHOUSES: 12,960 SF

LAND: 84,942 SF

SALE: \$2,199,000

CBA# 44215686



This information, while obtained from sources we deem reliable, is not guaranteed. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective buyer or tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

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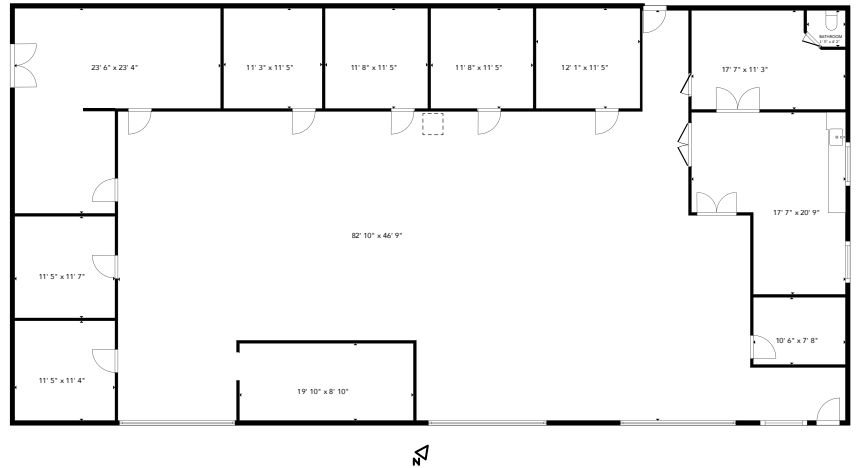
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WAREHOUSE 1: 4,800 SF

BUILDING INFORMATION

- ▶ Year Built: 2007
- ▶ Doors: Three 12' 6" Grade-Level Doors
- ▶ HVAC: Propane Heat
- ▶ Power: 3-phase
- ▶ Construction: Pole Building
- ▶ Roof: 50-Year Metal



THIS FLOORPLAN IS NOT TO SCALE
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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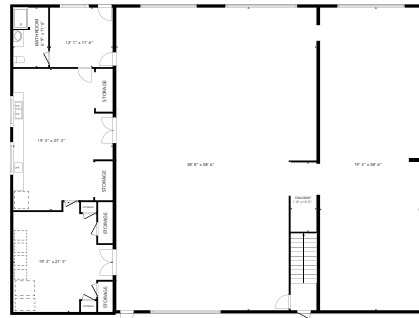
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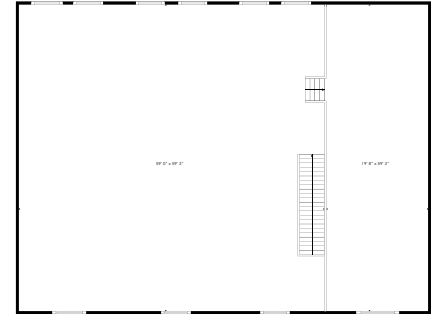
WAREHOUSE 2: 8,160 SF

BUILDING INFORMATION

- ▶ Year Built: 2014
- ▶ Doors:
 - ▼ Two 13', One 16', and One 12' Grade-Level Doors
- ▶ HVAC: Natural Gas
- ▶ Power: 3-phase
- ▶ Construction: Stick-built
- ▶ Roof: 50-Year Metal



FLOOR 1



FLOOR 2



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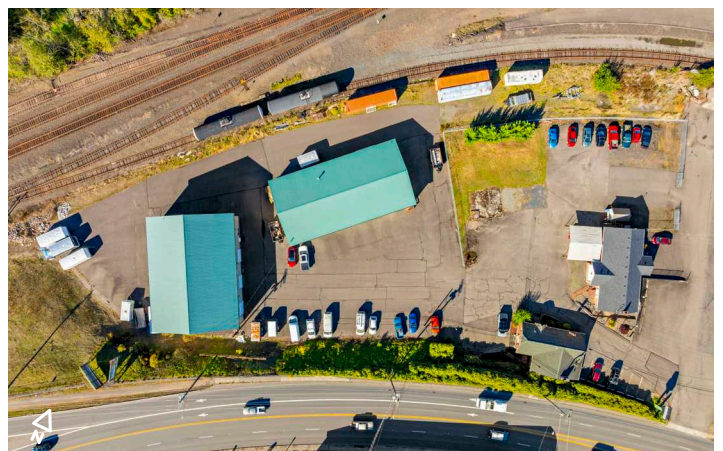


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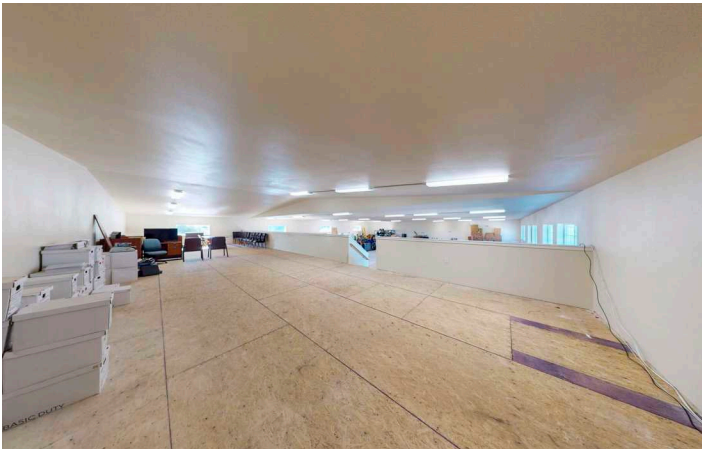


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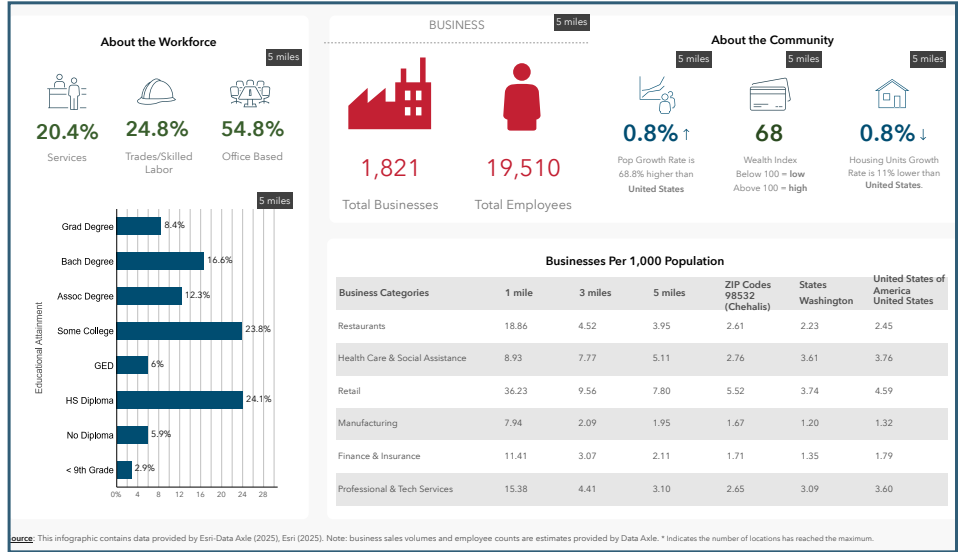
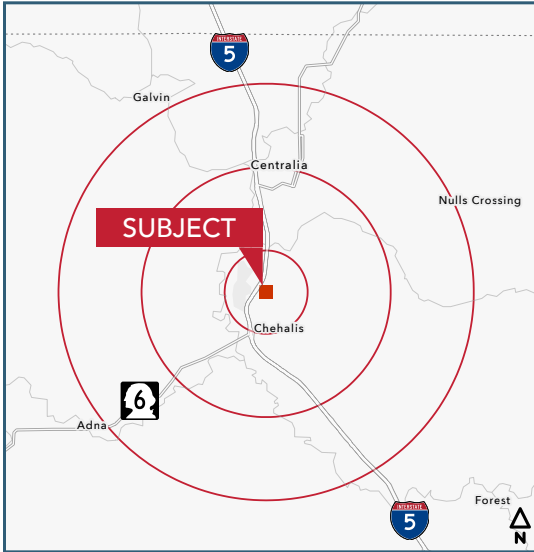
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DEMOGRAPHIC SUMMARY (1, 3, 5 MILE RADII)



DEMOGRAPHIC SUMMARY

POPULATION

	1 MILE	3 MILE	5 MILE
2024 POPULATION (EST)	2,490	19,131	39,983
2029 POPULATION (PROJ)	2,778	21,439	47,774
2024-2029 POPULATION GROWTH	11.57%	12.06%	11.98%
2024 HOUSEHOLDS (EST)	1,056	7,345	15,357
2029 HOUSEHOLDS (PROJ)	1,179	8,241	17,216
2024-2029 HOUSEHOLD GROWTH	11.65%	12.20%	12.11%
2024 HOUSEHOLD INCOME (AVG)	\$73,727	\$80,768	\$80,840
HOUSEHOLDS OWNER-OCCUPIED	42.42%	54.12%	58.19%
HOUSEHOLDS RENTER-OCCUPIED	57.58%	45.88%	41.81%

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