



MULTI-BUILDING INDUSTRIAL SITE WITH OFFICE SPACE



1579-1581 N NATIONAL AVE, CHEHALIS, WA

**LISTING INFORMATION**

Two warehouses totaling 12,960 sq ft and an adjacent recently updated office building with 1,304 sq ft, plus a grandfathered billboard currently generating \$1,600 per month in rental revenue. The 2.2-acre property is conveniently located off of 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, yard space, and office/admin space in one location. Parcels: 005615002003, 005615001000, & 005615002004.

**BUILDINGS: 14,264 SF**

**LAND: 95,945 SF**

**SALE: \$2,399,000**

**CBA# 43599831**

- Zoning: Heavy Industrial (IH) / General Commercial (CG)
- Option available to purchase warehouses and billboard parcels only for \$2,199,000. See [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.

**Zeke Rehn**  
MANAGING BROKER  
(360) 915-5678  
[zeke@rantsgroup.com](mailto:zeke@rantsgroup.com)

**Danielle Rants, CCIM**  
PRESIDENT, MANAGING BROKER  
(360) 352-7822  
[danielle@rantsgroup.com](mailto:danielle@rantsgroup.com)

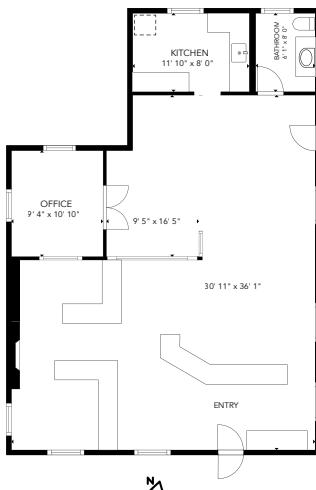
**360-943-8060**  
**RANTSGROUP.com**

1579-1581 N NATIONAL AVE, CHEHALIS, WA

OFFICE: 1,304 SF

**BUILDING INFORMATION**

- ▶ Year Built: 1945
- ▶ Year Renovated:
  - ▼ 2005 (Electrical and Roof)
  - ▼ 2024 (Flooring, Cabinets, and Countertops)
- ▶ HVAC: Heat Pump (2024)



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



**CONTACT**

Zeke Rehn  
MANAGING BROKER  
(360) 915-5678  
zeke@rantsgroup.com

Danielle Rants, CCIM  
PRESIDENT, MANAGING BROKER  
(360) 352-7822  
danielle@rantsgroup.com

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.

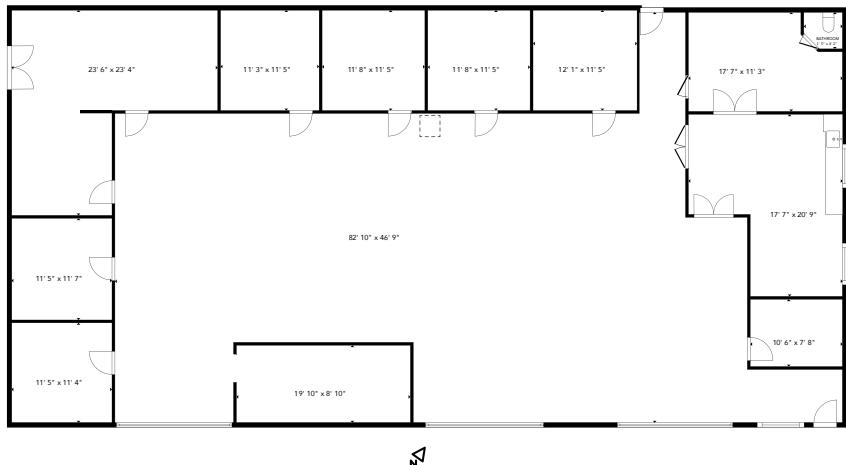
360-943-8060 | RANTSGROUP.com

1579-1581 N NATIONAL AVE, CHEHALIS, WA

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.



**CONTACT**

Zeke Rehn  
MANAGING BROKER  
(360) 915-5678  
zeke@rantsgroup.com

Danielle Rants, CCIM  
PRESIDENT, MANAGING BROKER  
(360) 352-7822  
danielle@rantsgroup.com

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.

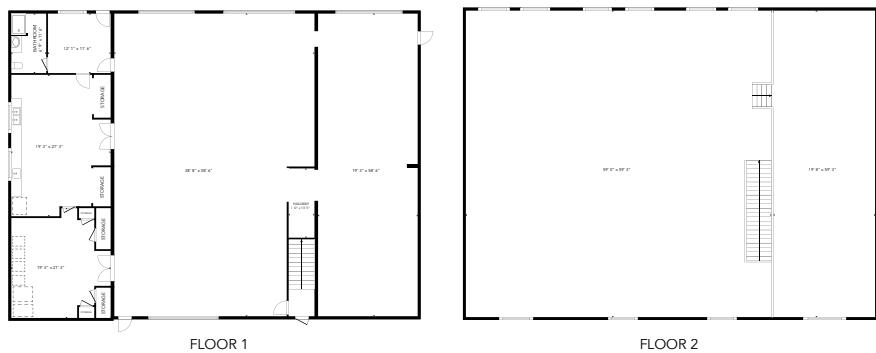
360-943-8060 | RANTSGROUP.com

1579-1581 N NATIONAL AVE, CHEHALIS, WA

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



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



## CONTACT

Zeke Rehn  
MANAGING BROKER  
(360) 915-5678  
zeke@rantsgroup.com

Danielle Rants, CCIM  
PRESIDENT, MANAGING BROKER  
(360) 352-7822  
danielle@rantsgroup.com

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.

360-943-8060 | RANTSGROUP.com

1579-1581 N NATIONAL AVE, CHEHALIS, WA



## CONTACT

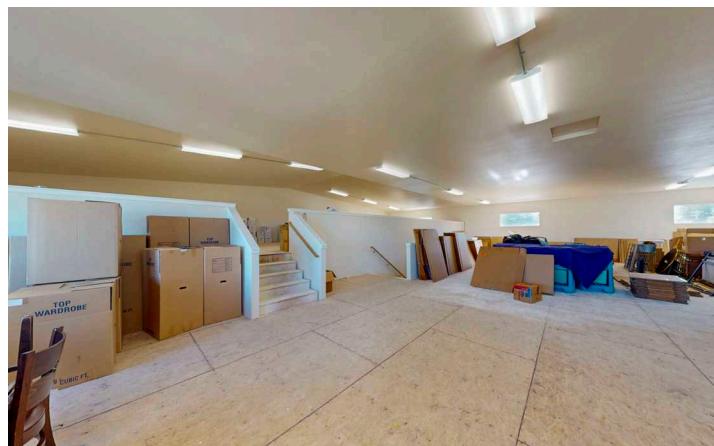
Zeke Rehn  
MANAGING BROKER  
(360) 915-5678  
zeke@rantsgroup.com

Danielle Rants, CCIM  
PRESIDENT, MANAGING BROKER  
(360) 352-7822  
danielle@rantsgroup.com

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.

360-943-8060 | RANTSGROUP.com

1579-1581 N NATIONAL AVE, CHEHALIS, WA



## CONTACT

Zeke Rehn  
MANAGING BROKER  
(360) 915-5678  
[zeke@rantsgroup.com](mailto:zeke@rantsgroup.com)

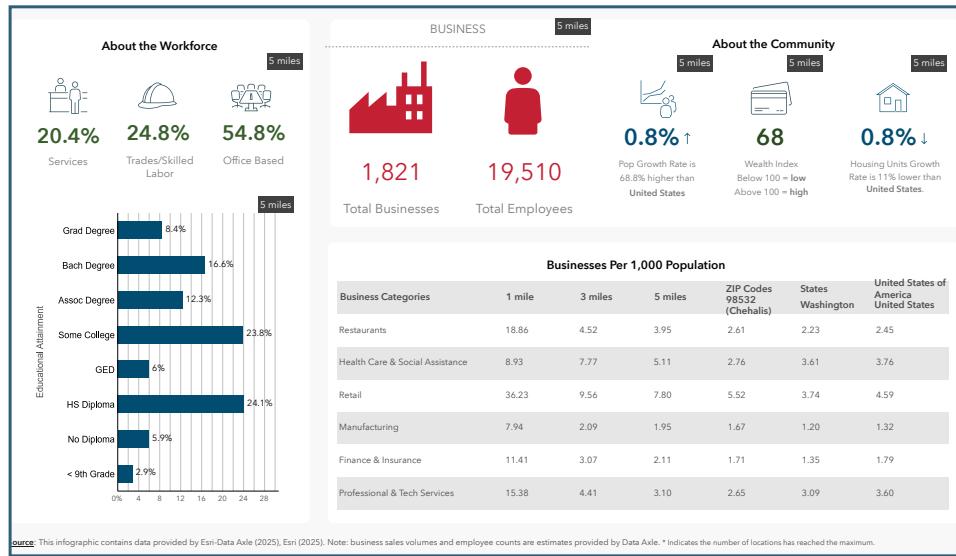
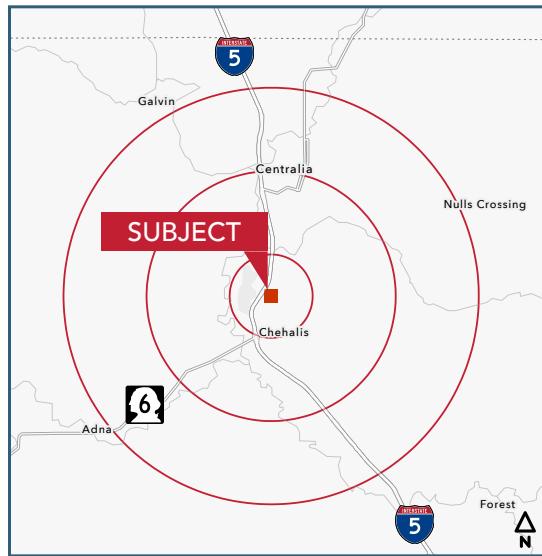
Danielle Rants, CCIM  
PRESIDENT, MANAGING BROKER  
(360) 352-7822  
[danielle@rantsgroup.com](mailto:danielle@rantsgroup.com)

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.

360-943-8060 | [RANTSGROUP.com](http://RANTSGROUP.com)

1579-1581 N NATIONAL AVE, CHEHALIS, WA

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%

© 2025 CoStar Group - Licensed to The Rants Group - 480488.

CONTACT

Zeke Rehn  
MANAGING BROKER  
(360) 915-5678  
zeke@rantsgroup.com

Danielle Rants, CCIM  
PRESIDENT, MANAGING BROKER  
(360) 352-7822  
danielle@rantsgroup.com



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.

360-943-8060 | RANTSGROUP.com