

# 0 JOHNSON RD | CENTRALIA

Exceptional 3.12-acre pad-ready parcel offering a streamlined path to construction. All major site work has been completed and utilities are installed, significantly reducing upfront development time and costs. The property provides flexible use potential for commercial, mixed-use, or light industrial projects and may be subdivided to meet buyer needs. Additional nearby parcels are also available, creating an opportunity for phased development or expanded site assemblage in a growing Centralia corridor.



- 3.12 ACRES – PAD READY
- UTILITIES INSTALLED – WATER, SEWER, POWER IN PLACE
- REDUCED DEVELOPMENT TIMELINE – SITE WORK COMPLETED
- FLEXIBLE ZONING / USE POTENTIAL
- SUBDIVISION POTENTIAL – CONFIGURABLE FOR MULTIPLE USERS
- ADDITIONAL PARCELS AVAILABLE FOR EXPANSION



## FOR SALE

### APRIL KELLEY

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 **BHGRE**  
**COMMERCIAL**

**PREMIER**  
**NORTHWEST**