

3705 NORTH PARK DRIVE / CENTRALIA, WA



# Centralia Northpark One

±52,000 - 107,125 SF Available For Lease or Sale



**CBRE**

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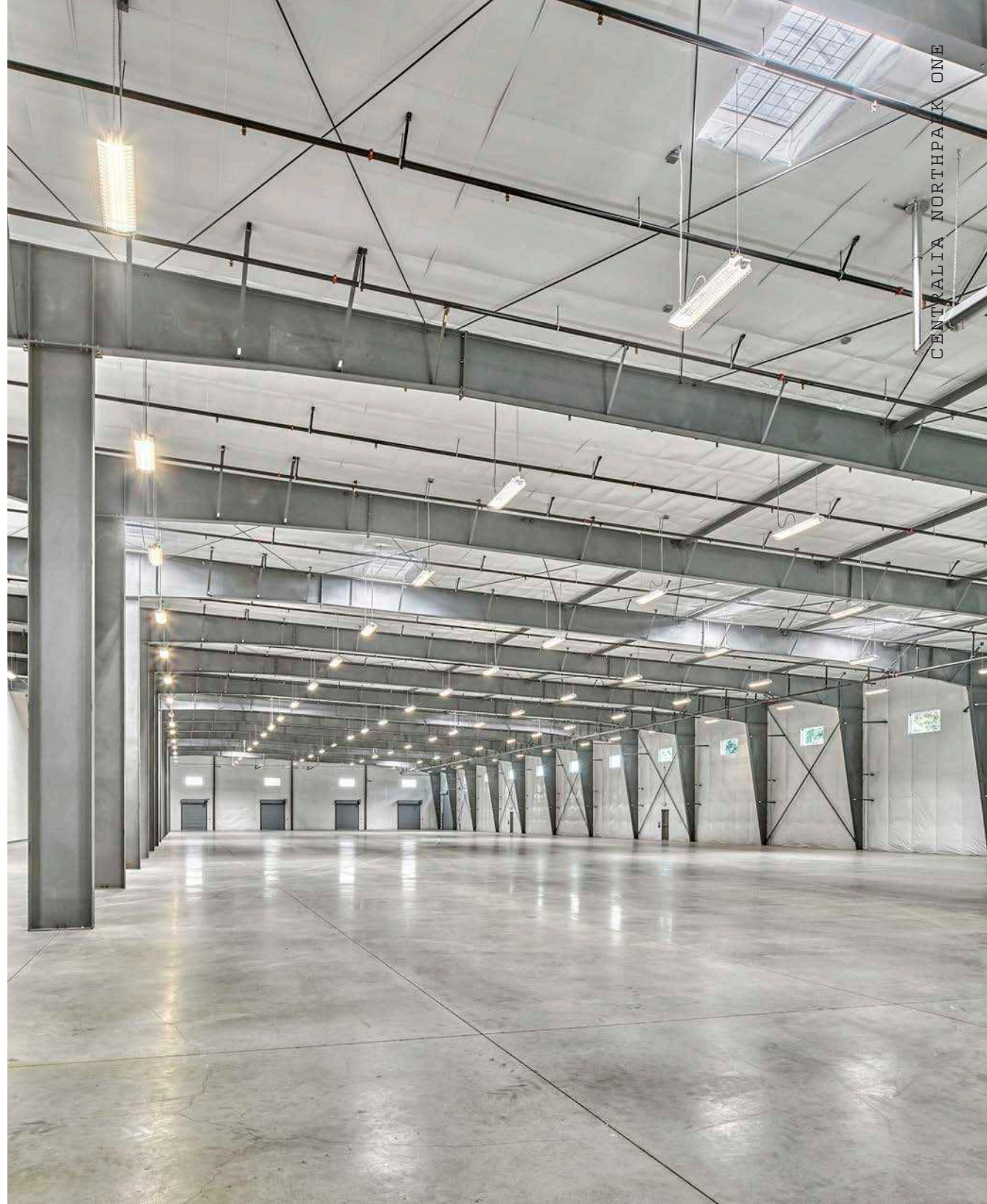
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# Property Overview

## Centralia Northpark One

- + Industrial building available for lease or sale just off I-5 in Centralia, WA
- + Positioned at the ideal midpoint between the Seattle and Portland markets
- + Excellent access and flexibility for a wide range of industrial warehouse users

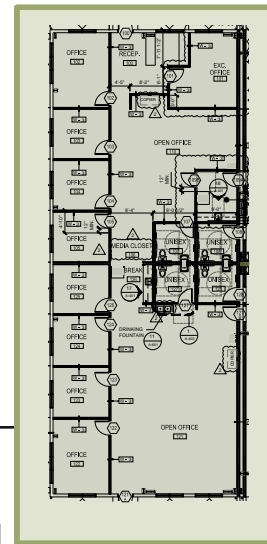
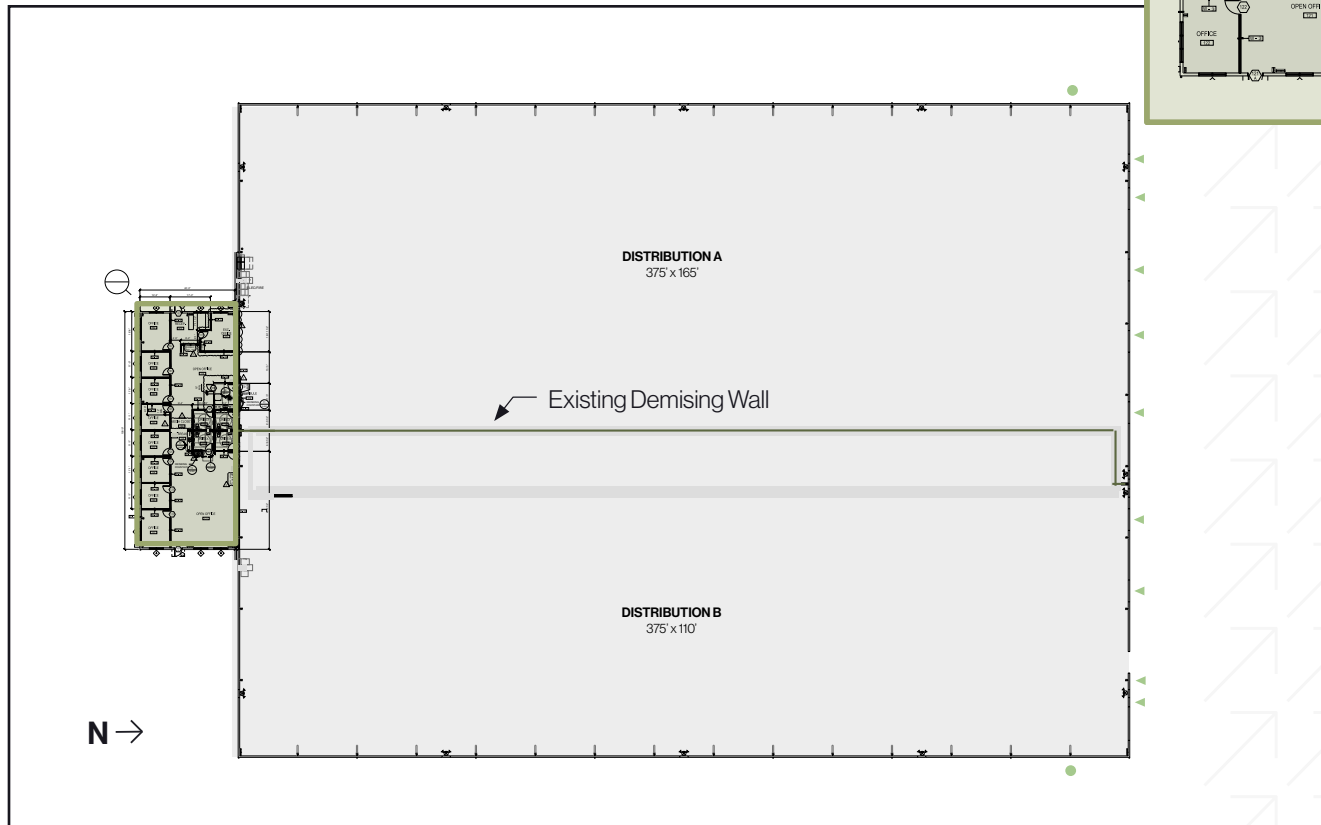
<b>Address</b>	3705 Northpark Drive Centralia, WA
<b>Parcel Number</b>	024005001001
<b>Rentable Area</b>	±52,000 - 107,125 SF
<b>Zoning</b>	PMP - Heavy Industrial, allows for a wide range of uses
<b>Delivery</b>	Available now
<b>Price</b>	Call broker for rates



# Floor Plan

## Centralia Northpark One

▲ Dock Door ● Grade Level Door ■ Available — Demising wall



**107,125 SF**  
{ DEMISABLE → 52,000 SF }

**+4,000 SF**  
OFFICE

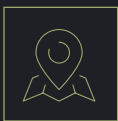
**+9**  
DOCK DOORS  
{ POTENTIAL TO ADD MORE }

**+2**  
GRADE LEVEL DOORS  
{ 14' X 14' }

**+24' - 30'**  
CLEAR HEIGHT

**3 Phase Power**  
400 AMPS AT 277/480V -  
ABILITY TO EXPAND TO  
2,000+ AMPS

**Trailer Parking**  
ADDITIONAL TRAILER  
PARKING AVAILABLE



**Foreign  
Trade Zone  
designation**



**Business-  
friendly city**

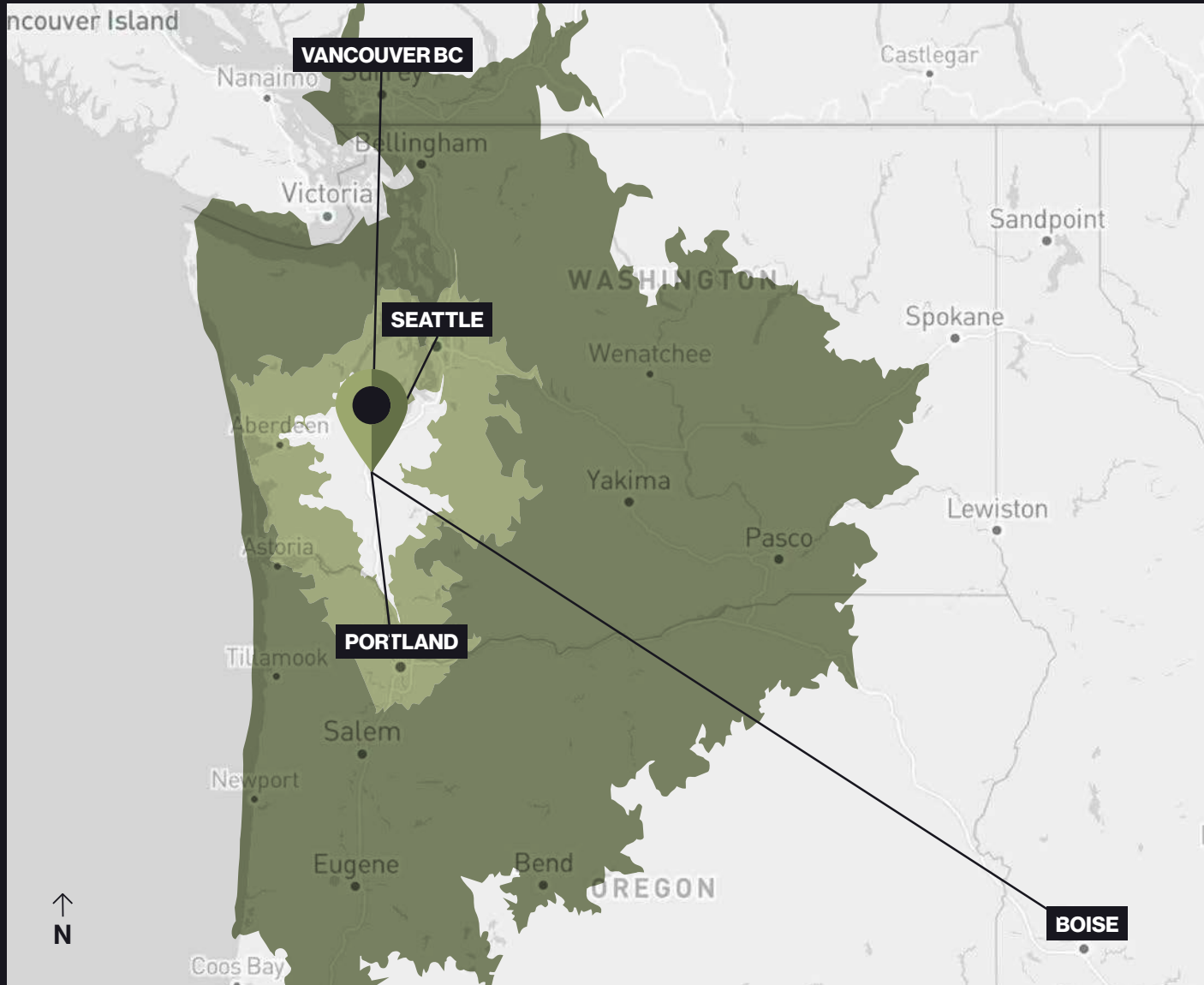


**Ideal midpoint  
between Seattle  
& Portland**



# Connected Location

## Centralia Northpark One



SEATTLE | 84 MILES

**1.5 HOURS**

VANCOUVER BC | 225 MILES

**4 HOURS**

PORTLAND | 93 MILES

**1.5 HOURS**

BOISE | 514 MILES

**7.5 HOURS**

**1 HOUR**

**2 HOURS**

**5 HOURS**



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CENTRALIA, WA



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Available Space**

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