

# FOR SALE

## I-5 RETAIL/LIGHT INDUSTRIAL

0 Rush Rd Napavine, WA 98532



### OFFERING SUMMARY

Sale Price:	\$2,500,000
Price Per Gross SF:	\$2.73
Lot Size:	21.03 Acres

### PROPERTY HIGHLIGHTS

- 21.03 Acres gross acreage, Approximately 7.27 filled and graded
- All property lines shown are approximate
- Located at the Napavine exit of I-5 at exit 72
- New roundabout proposed for construction in 2024 – possible direct access to property from roundabout.
- New TA Travel Center under construction
- City of Napavine jurisdiction
- Fantastic Freeway visibility and access
- Sewer, Water available at road frontage

**Bob Fredrickson, CCIM**  
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**Michael Swanson**  
(253) 632-5500  
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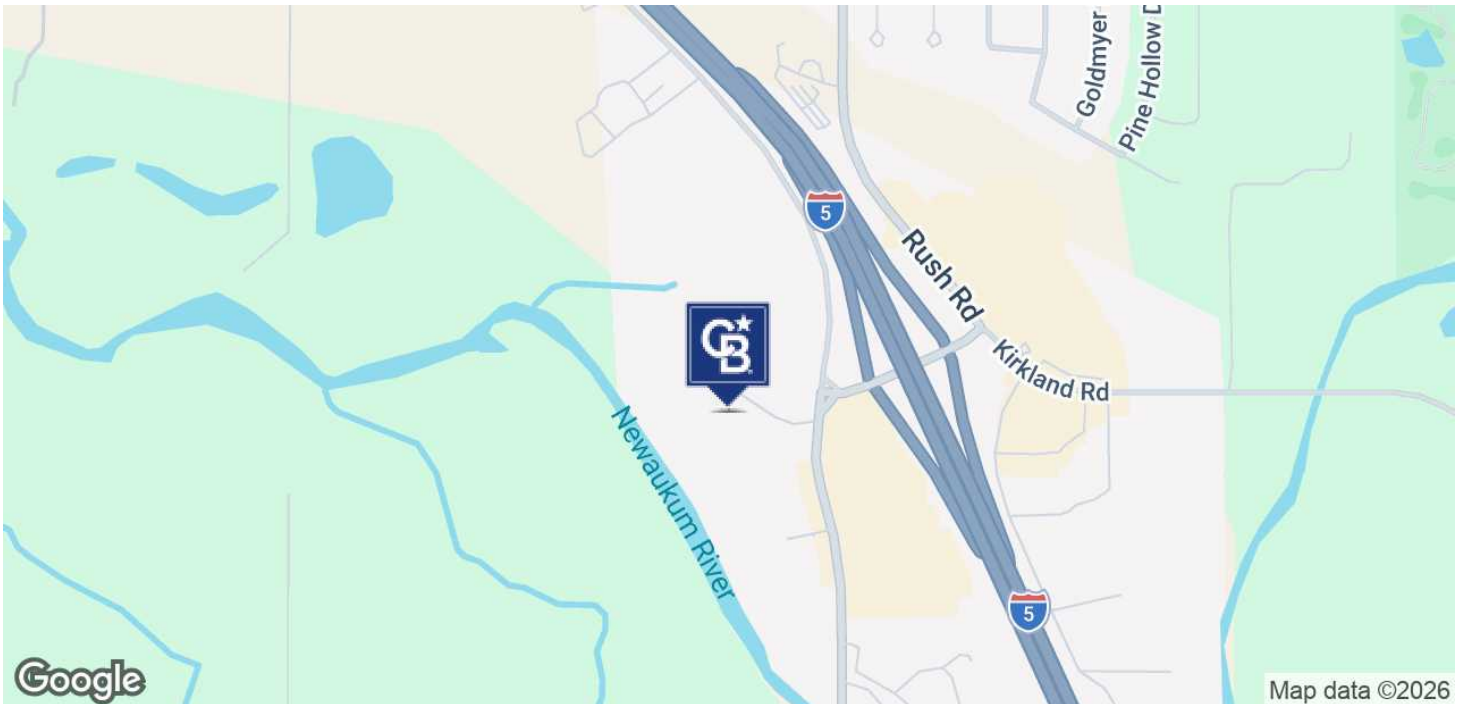


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