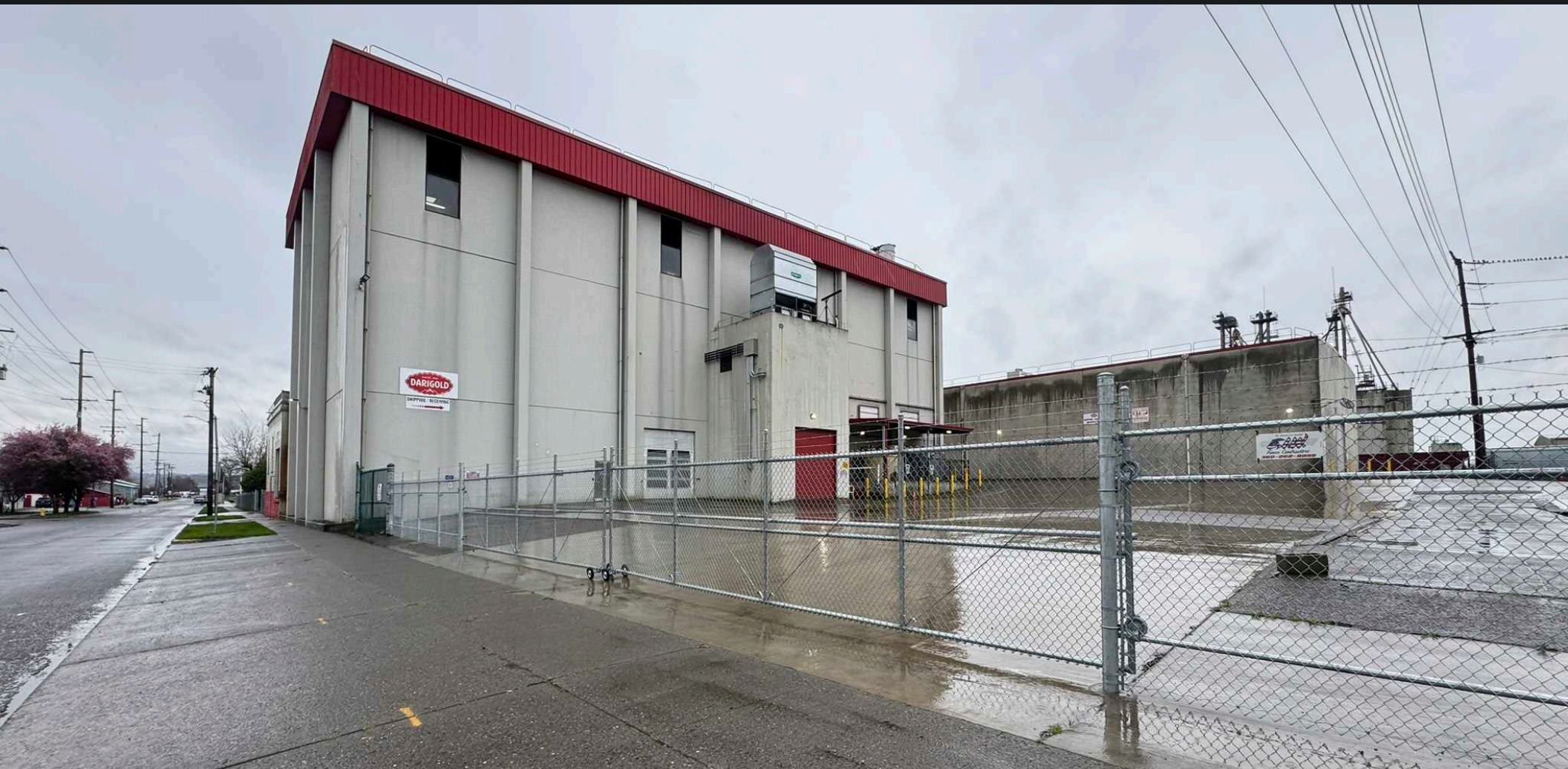


FOR SALE

111,192 SF Food Processing Facility



67 SW Chehalis Ave & 611 W Main St, Chehalis, WA 98532

Michael Roy
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The former Darigold facility at 67 Southwest Chehalis Avenue has served as a dairy processing facility for the region for decades. This 7.52-acre property offers a prime redevelopment opportunity on an entire city block in the heart of the vibrant downtown Chehalis community. The existing structures are in excellent condition and can be repurposed for nearly any industrial use. The site also offers heavy electrical service and is rail served by BNSF.

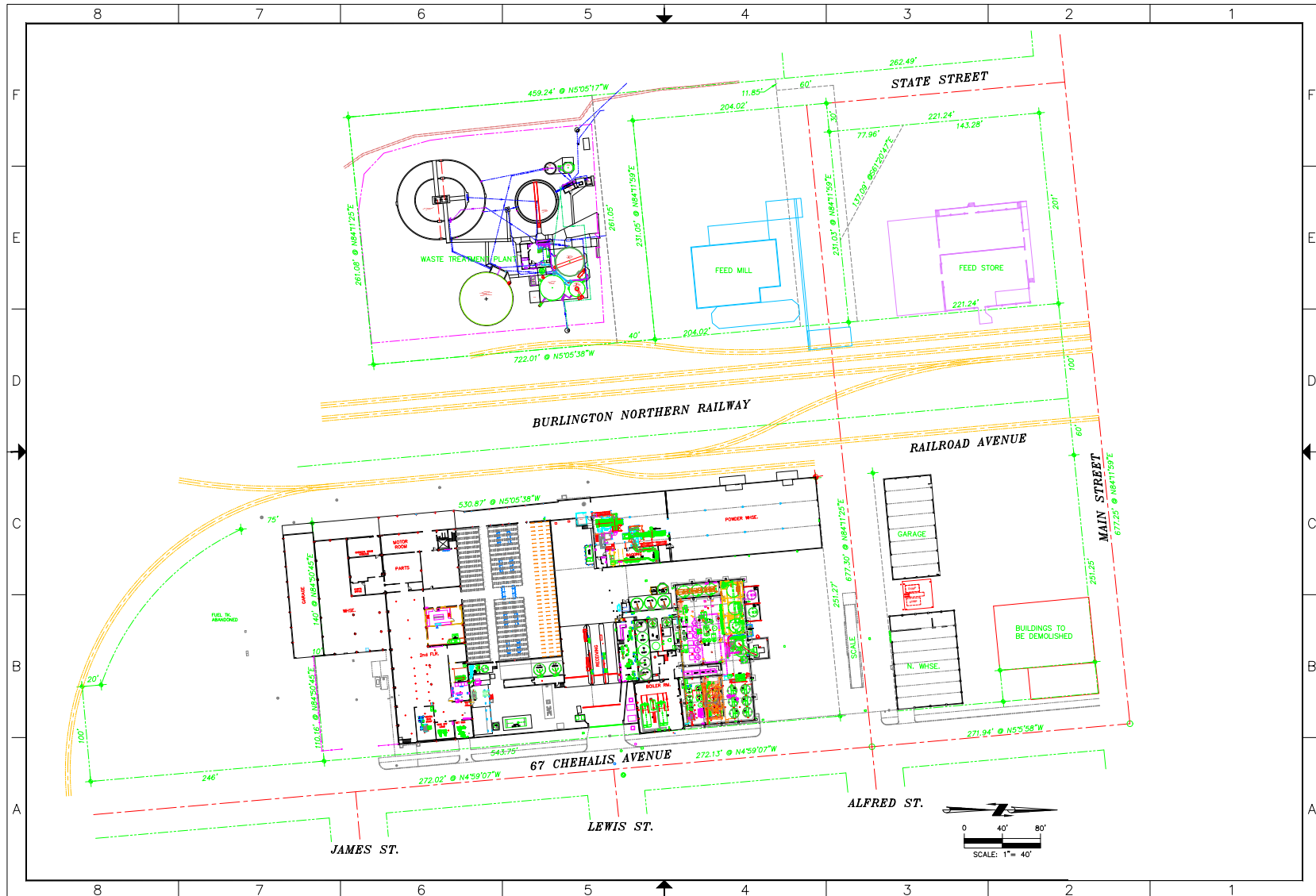
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|-----------------------|---|
| Asking Price | \$9,700,000 (not including production assets) |
| Total SF | 111,192 (± 3,000 SF Office) |
| Acres | 5.83 acres (Main Plant) 1.69 acres (Tank Farm) 7.52 acres total |
| Zoning | ILCG--City of Chehalis |
| Year Built | 1946 with multiple additions |
| Ceiling Height | Varied |
| Loading Doors | Dock-high and Grade level |
| Rail | BNSF |
| Parcels | <p>003753003001: Main Plant, 3.5 acres, 83,945 SF building</p> <p>003974001000: South Yard, 1.21 acres, 19,064 SF building</p> <p>003741002001: North Shop & Yard, .9 acres, 5,300 SF building</p> <p>003737000000: NE yard, .08 acres, 2,883 SF building</p> <p>003735003000: NE yard, .08 acres</p> <p>003753003001: NE yard, .06 acres</p> <p>003688005000: Tank Farm, 1.69 acres</p> |



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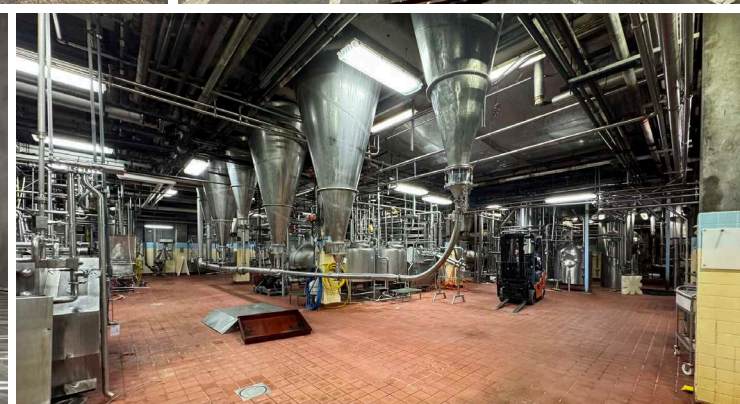
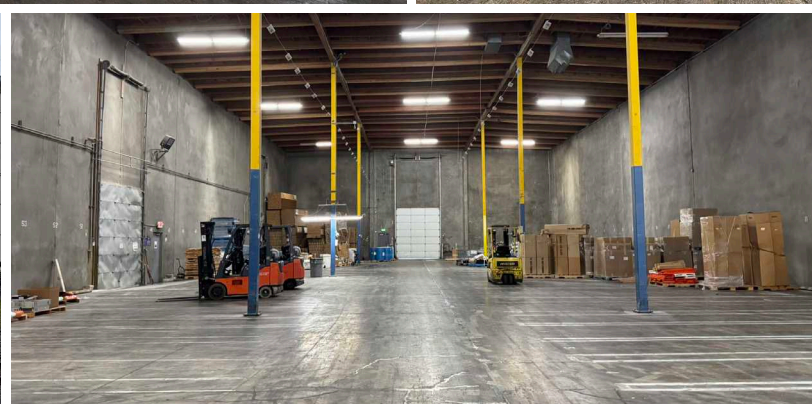
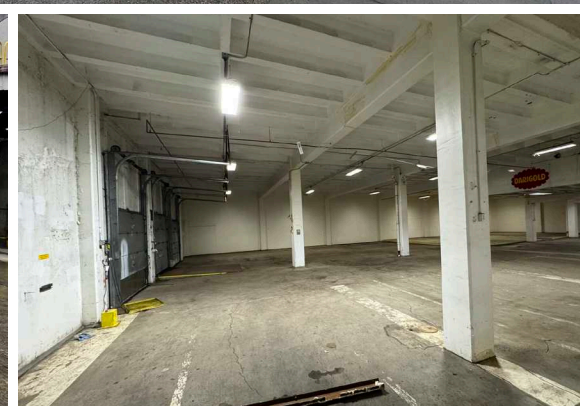
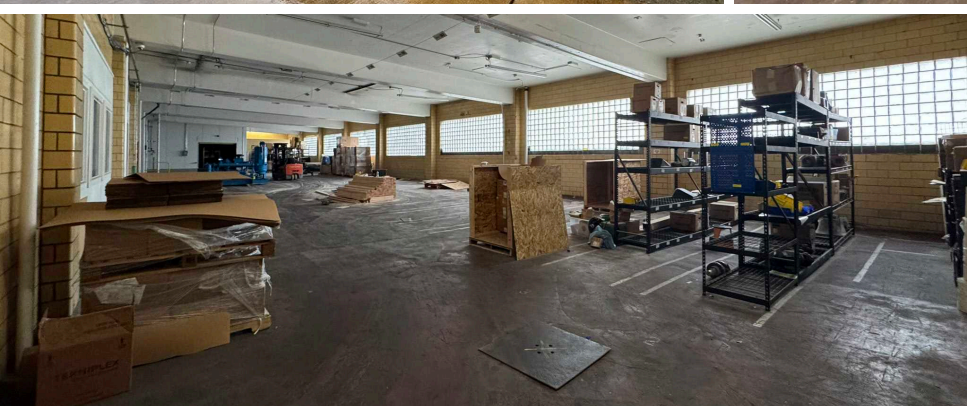
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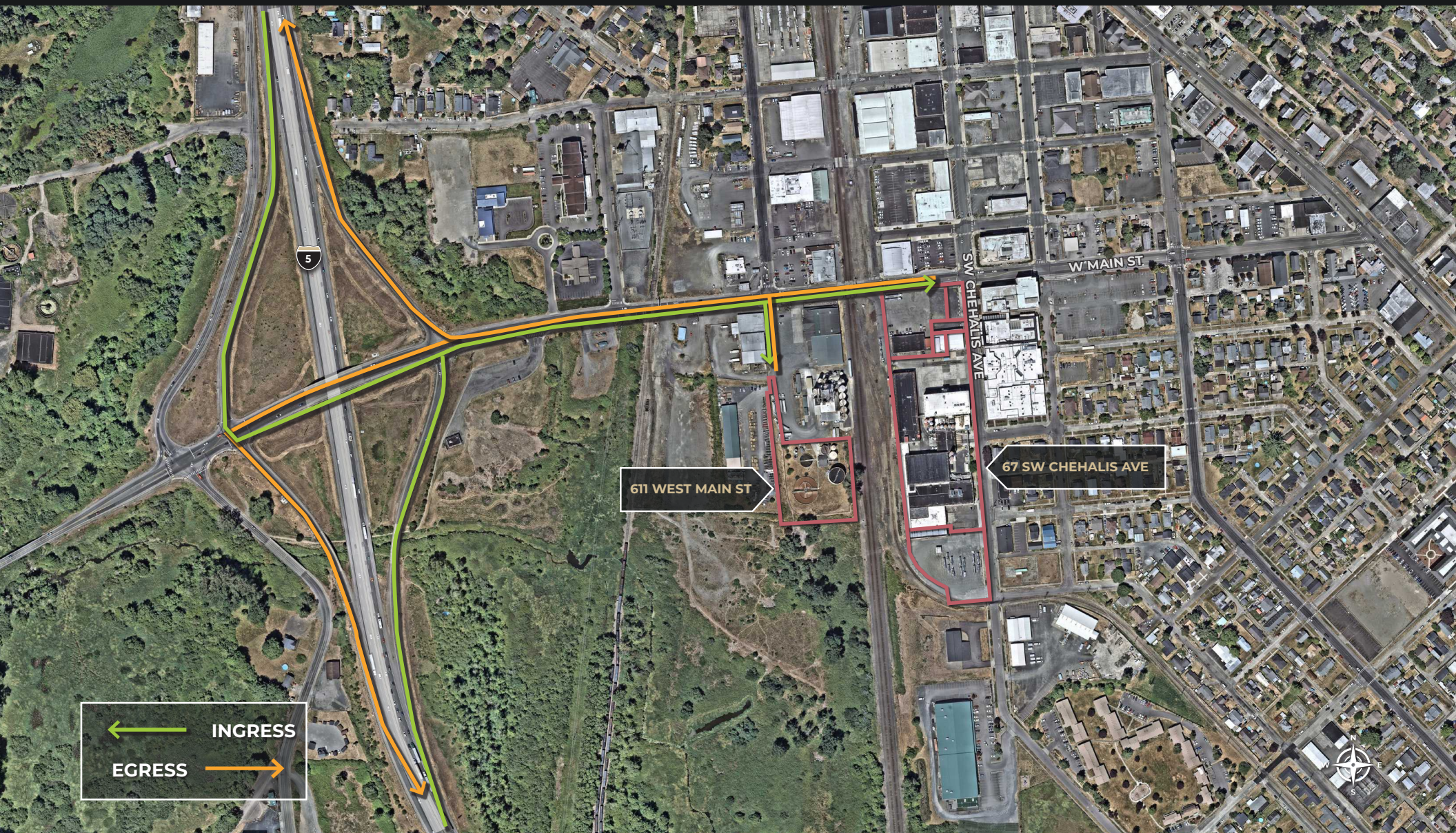
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← INGRESS
EGRESS →

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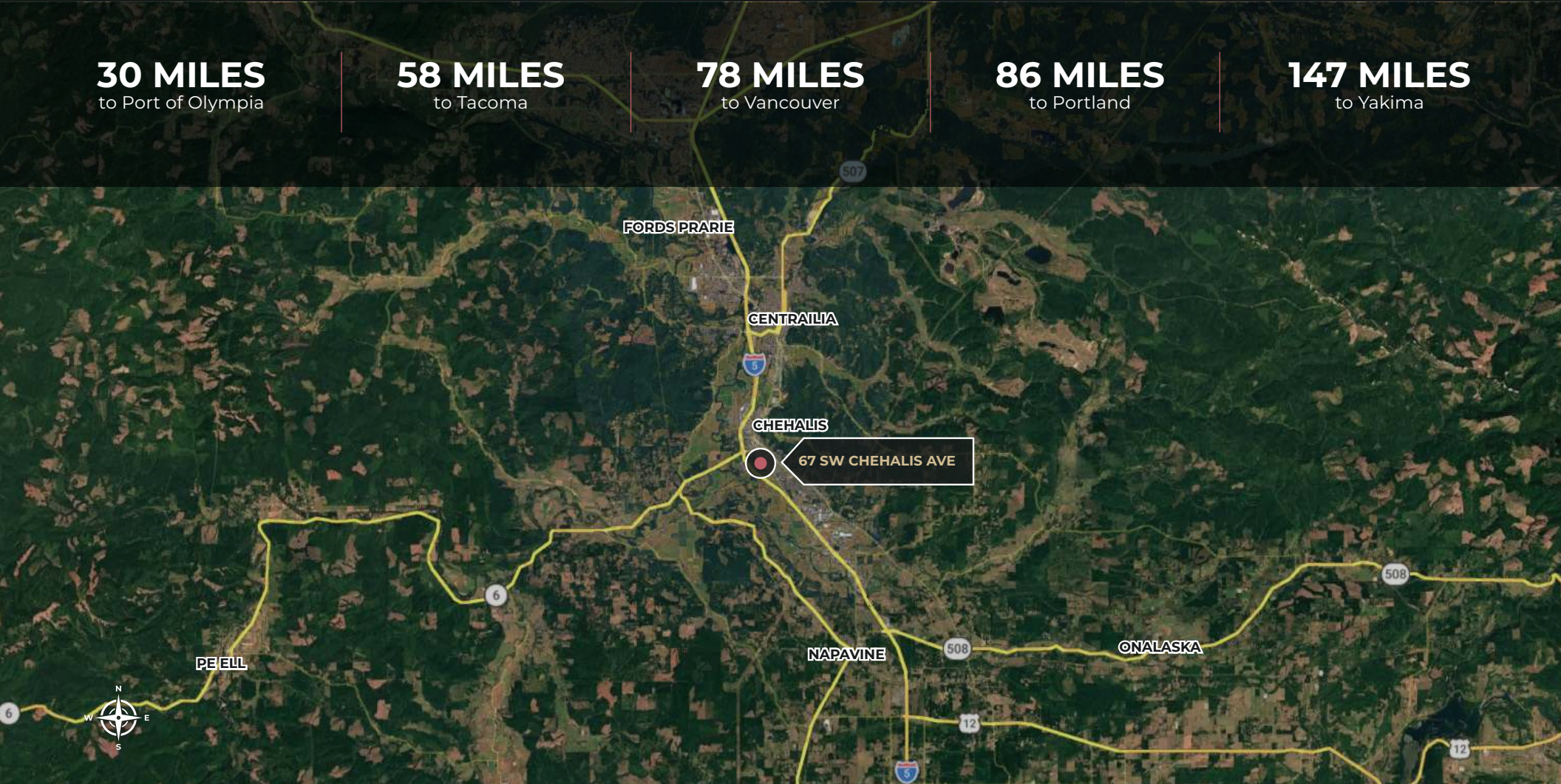
30 MILES
to Port of Olympia

58 MILES
to Tacoma

78 MILES
to Vancouver

86 MILES
to Portland

147 MILES
to Yakima



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