



# THE CHRONICLE

FOR SALE

*Iconic building in downtown Centralia available for the first time in decades*

321 NORTH PEARL, CENTRALIA, WA

22,452 SF

TOTAL BUILDING SF

\$799,550

SALES PRICE

*Lewis County continues to experience record breaking residential growth given strong market fundamentals*

This is your opportunity to be apart of the future, while property values are still accessible

Portion of the space is currently used for office and portion for flex warehouse

Could be demised to accommodate multiple tenants

First floor 13,042 SF

Second floor 9,400 SF

Second floor is used for combination of office, conference, and storage

Building sits on 16,117 SF/0.37 acres

C3 zoning

Built in 1947

Located across from Centralia City Hall

Many restaurants and shops within walking distance

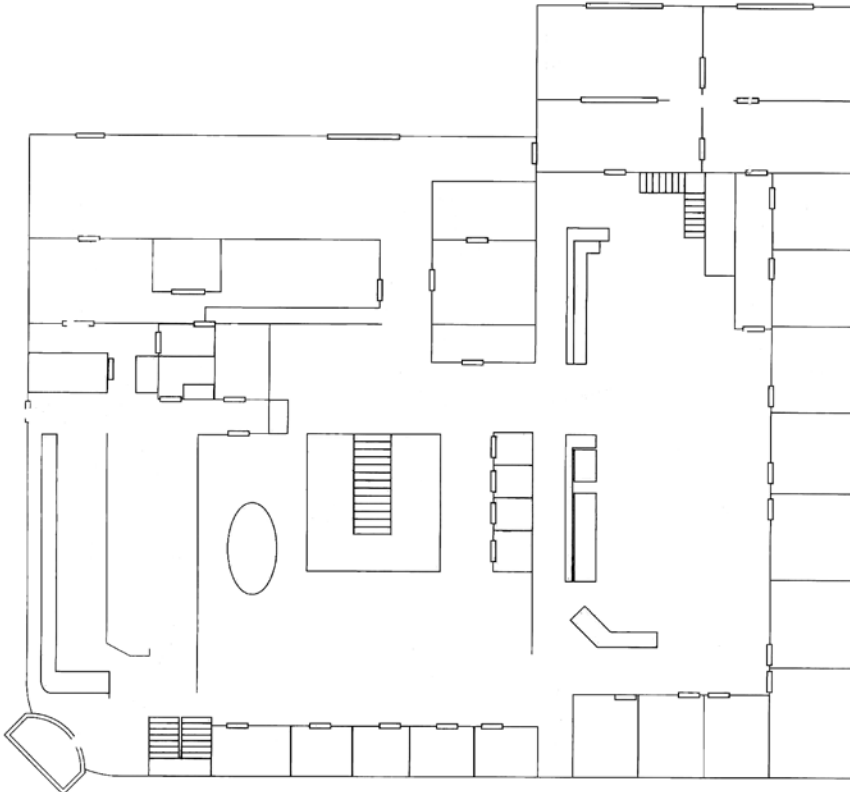


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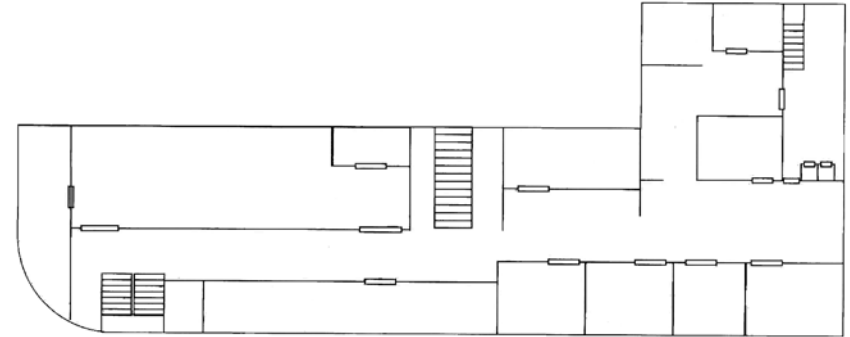
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## FIRST FLOOR



## SECOND FLOOR



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*Exclusively leased by*

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**km** Kidder  
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