

FOR SALE & FOR LEASE

NEW SALE PRICE



## WAREHOUSE WITH YARD

203 E CHESTNUT STREET | CENTRALIA, WA 98531

For more information or a property tour, please contact:

**RAYMOND DUCHEK**

503.225.8492

RaymondD@norris-stevens.com

*Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.*

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**Norris & Stevens**

04/02/2024

12503 SE MILL PLAIN BLVD • SUITE 260 • VANCOUVER, WA 98684  
503.223.3171 • NORRIS-STEVENSON.COM

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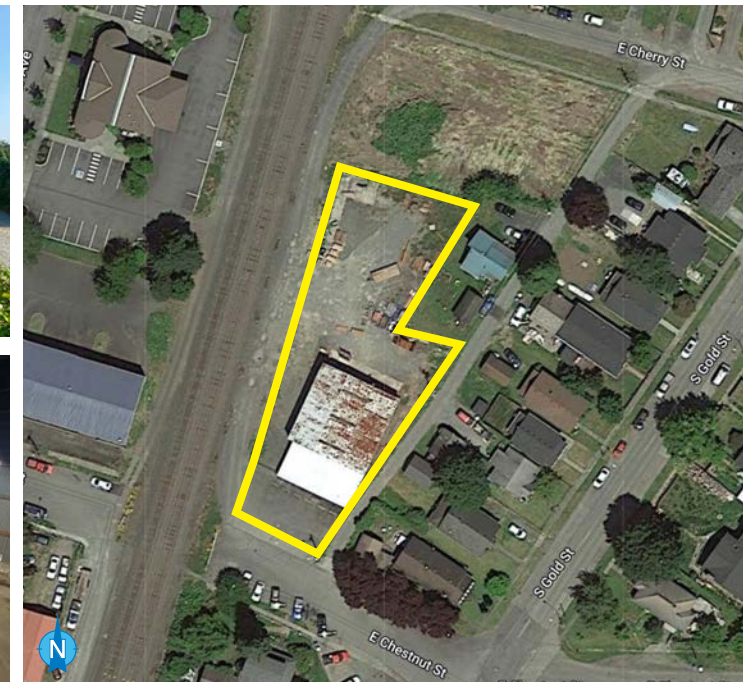
## WAREHOUSE WITH YARD FOR SALE & FOR LEASE

### DETAILS

- Sale price: ~~\$595,000~~ **\$545,000** - Owner/User
- Lease Rate: \$3,600 / month, NNN
- Building size
  - Warehouse: ± 3,563 SF
  - Office: ± 1,543 SF
  - Total: ± 5,106 SF
- Land size: ± 21,780 SF
- Zoning: R15 - Current industrial use grandfathered in
- Year built: 1950

### FEATURES

- Seller financing available
- Approximate 15,000 SF fenced yard with lights and power
- 6 off-street parking spaces
- 3 phase 200 amp electrical
- Great access to I-5



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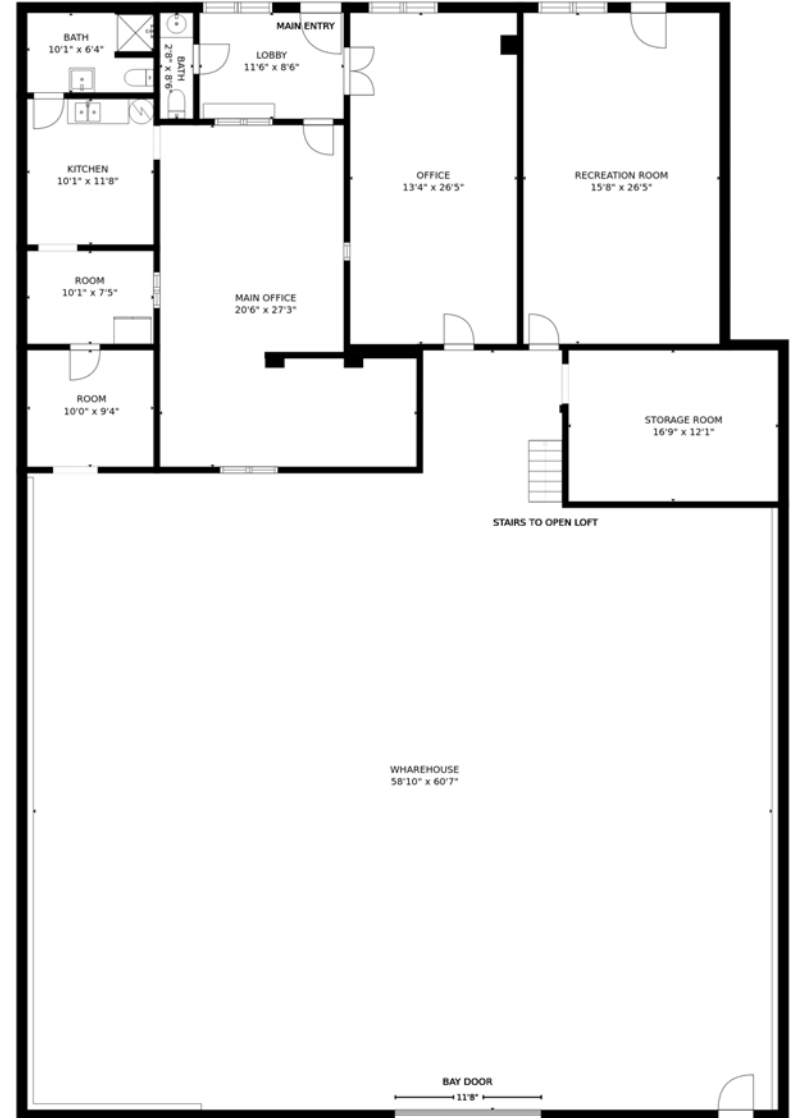
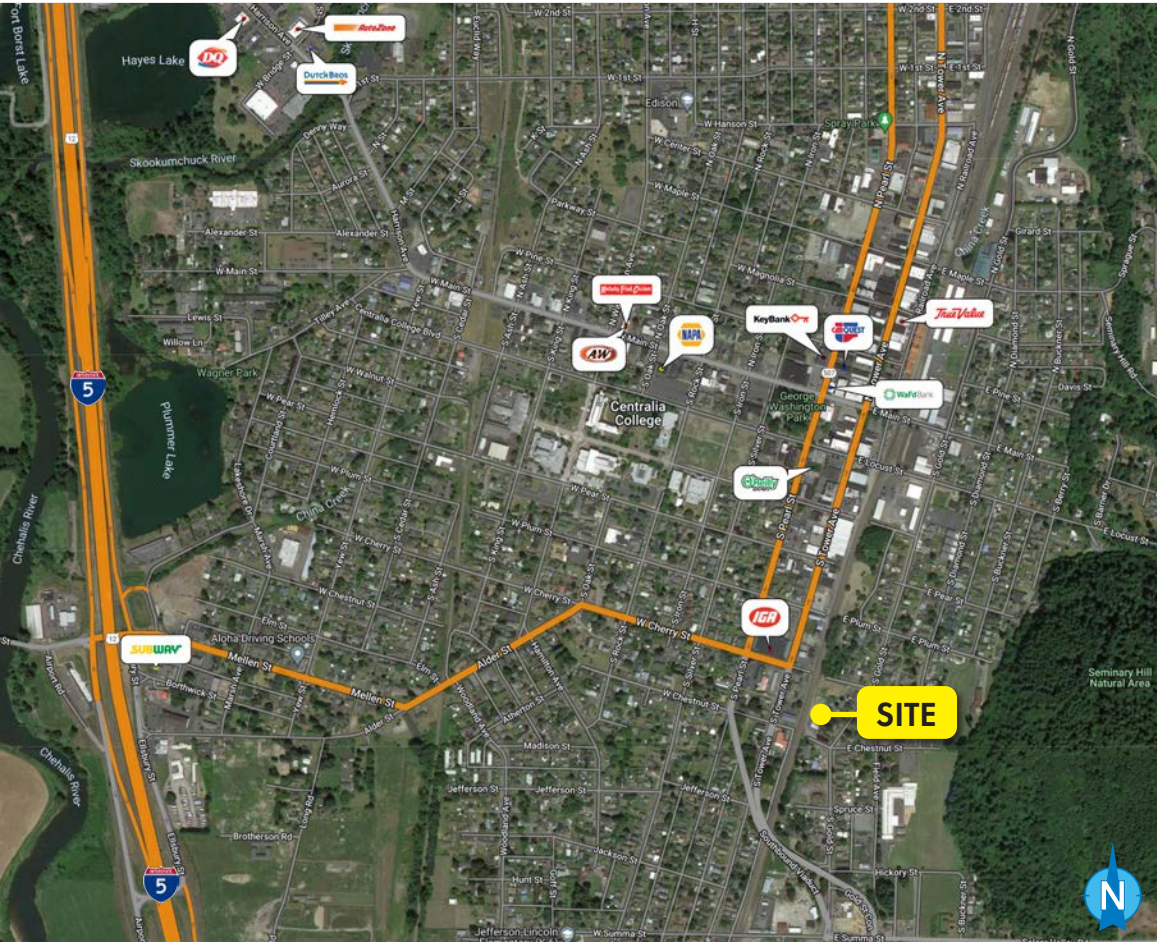
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## LOCATION / FLOOR PLAN



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