





## ABOUT THE PROPERTY

Rare find with this optimally located warehouse minutes off the I-5. This 24,000 SF warehouse sits on 2.73 Acres. Building features 3 dock doors, 3 grade doors, 3-phase power, 25-28 ft. ceilings, approx. 1,300 SF of office space, approx. an acre of paved lay down yard space (rear & side) potential yard expansion of approx. 15,253 SF, large internal crane system and much more. Zoning allows for multiple uses. Call today to schedule your tour of this rare opportunity.





## **PROPERTY DETAIL**



2.73 ACRE LOT





CLOSE TO INTERSTATE 5



LARGE LAY DOWN YARD



**GET IN TOUCH** 

Chris Roewe Partner/Broker Lindsay Johnson Licensed Assistant



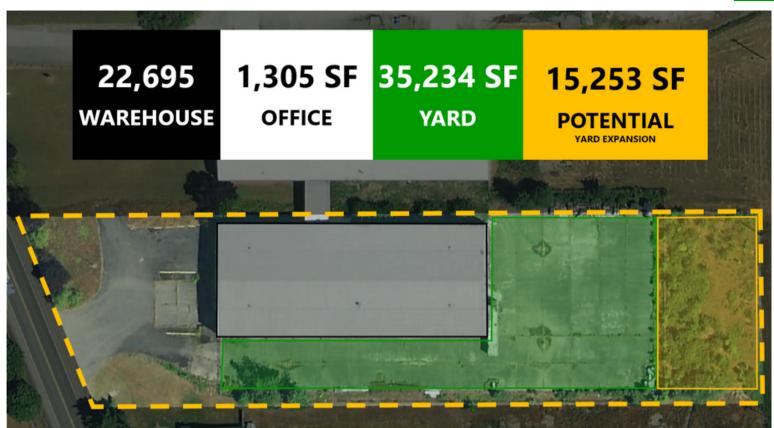
(360) 501-5500



(360) 556-5101



**DOCKS** 



**BUILDING HEIGHT** 28ft (Center), 25 ft (Side Wall)

3 Dock High Doors | 12W x 16H

**GRADE DOORS** 3 Grade Doors | 19W x 16H (Front)

YARD SPACE 35,234 SF +/- Paved

15,253 SF+/- Potential Expansion Area

**ADDITIONAL** Large Internal Crane System

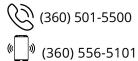
**SECURITY** Fully Fenced

**ZONING** UGA – Urban Growth Area

**BUILDING INFO** Built 1989 | Metal Roof



## **GET IN TOUCH**





















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