



WAREHOUSE
**FOR SALE
& LEASE**

1441 Bishop Rd.
Chehalis, WA 98532

\$4,000,000



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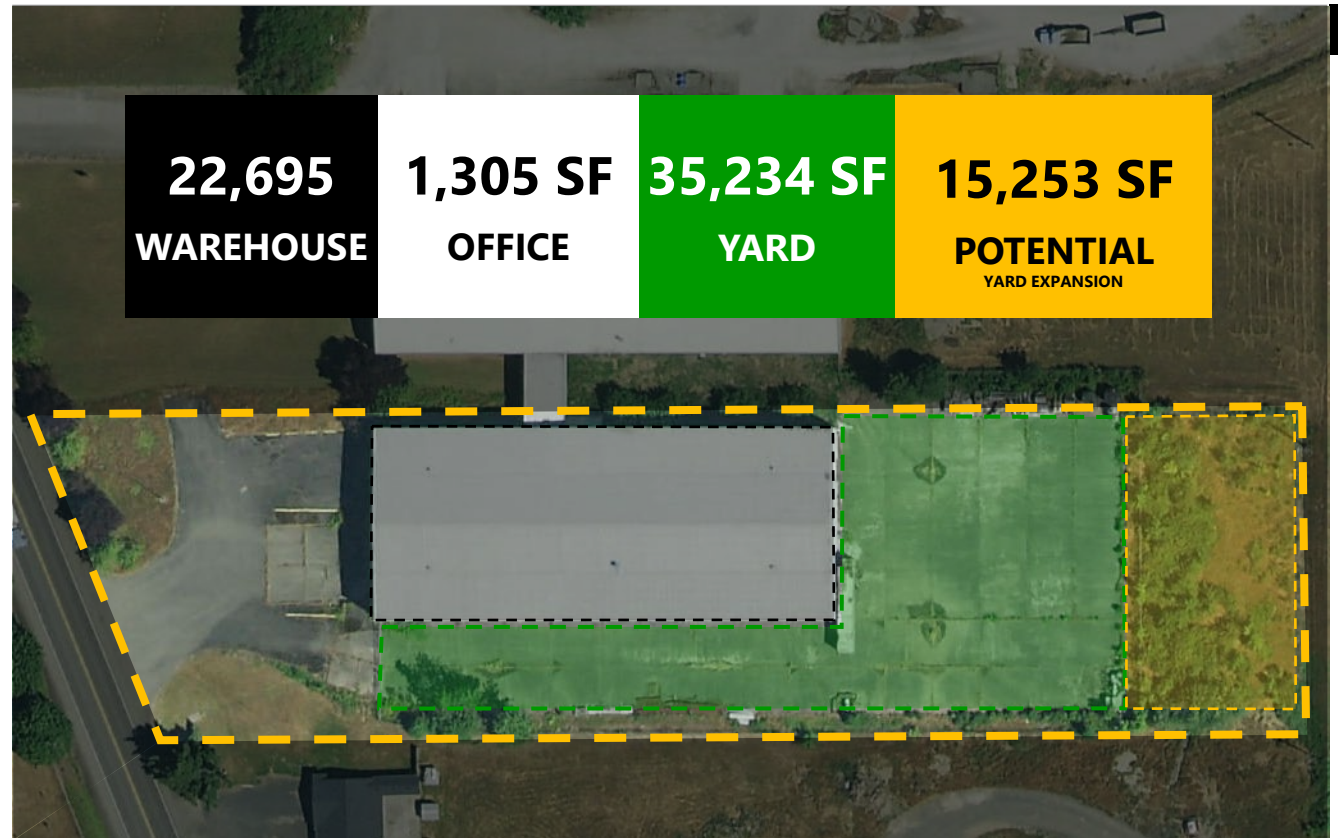
PROPERTY FEATURES

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|------------------------|--|
| SALE PRICE | \$4,000,000 |
| TOTAL SF | 24,000 SF |
| OFFICE | 1,305 SF (45 Long x 29 Wide) |
| BUILDING HEIGHT | 28ft (Center), 25 ft (Side Wall) |
| DOCKS | 3 Dock High Doors 12W x 16H |
| GRADE DOORS | 3 Grade Doors 19W x 16H (Front) |
| POWER | 3-Phase |
| YARD SPACE | 35, 234 SF +/- Paved 15,253 SF +/- Potential Expansion Area |
| FIRE SYSTEM | Fire Sprinkler System |
| ADDITIONAL | Large Internal Crane System |
| PARKING | Ample Parking |
| SECURITY | Fully Fenced |
| ZONING | UGA – Urban Growth Area |
| ROOF | Metal |
| BUILT | 1989 |



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 level doors, 3 grade level doors, 3-phase power, 25-28 ft. ceilings, approx. 1,300 SF of office space, approx. an acre of paved lay down yard space in the rear and on the side of the warehouse with 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. Buyer to verify all to their satisfaction.











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