



WAREHOUSE FOR SALE

102 Sale Barn Rd
Kelso, WA 98626

\$350,000



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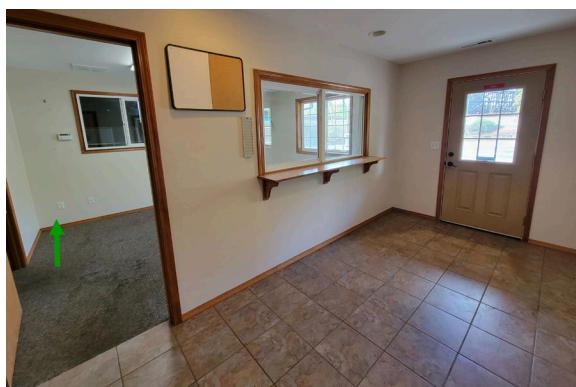
PROPERTY FEATURES

SALE PRICE	\$350,000
PRICE PER SF	\$123.00
TOTAL LOT SF	11,000 SF
BUILDING SF	2,838 SF
WAREHOUSE SF	1,650 SF Ground Floor 420 SF Second Floor
OFFICE	768 SF
BUILDING HEIGHT	18 ft +/-
GRADE DOORS	1 16 ft. Grade Doors
POWER	Standard
YARD SPACE	8,000 SF Paved
PARKING	Ample Parking with 2 Access Gates
SECURITY	Fully Fenced
ROOF	Metal/Composition
BUILT	Warehouse 1974 Office 2009
PARCEL	61791



ABOUT THE PROPERTY

Rare find with this unique warehouse with office. The warehouse portion is 1,650 SF with tall ceilings and a 16 ft. grade door. It includes a partial second floor with 420 SF that features a breakroom, dry storage area and a restroom. The office portion of the building is 768 SF with two large private offices, multiple storage rooms and a restroom. Total lot size is 11,000 SF, paved and has two access gates. Call today to schedule your private tour!




1,650	768 SF	8,000 SF
WAREHOUSE	OFFICE	YARD





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