



WAREHOUSE FOR SALE

404 Hazel St
Kelso, WA 98626

575,000



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PROPERTY FEATURES

SALE PRICE	\$575,000
LOT SF	27,225 SF 0.625 AC
BUILDING	2,480 SF
BUILDING HEIGHT	14ft. (Side Wall)
GRADE DOORS	2 Grade Doors 14ft Tall
POWER	Standard
YARD SPACE	24,745 SF +/- (Unpaved)
PARKING	Ample Parking
ZONING	LI-Light Industrial
ROOF	Metal
BUILT	1986
PARCEL ID	23569




ABOUT THE PROPERTY


A rare industrial opportunity just minutes from I-5, this versatile warehouse with a spacious laydown yard offers exceptional functionality and convenience. The property features approximately 2,480 square feet of tall, open warehouse space, ideal for a variety of operations. Situated on a generous 27,225-square-foot lot, it includes two large 14-foot grade-level, garage-style doors for easy access, 15-foot eave heights with even greater clearance at the center, and a private restroom. Additional highlights include standard power with potential for more to be added, a flat and usable yard perfect for outdoor storage, city water service, septic system, and county-controlled zoning for added flexibility. Whether for distribution, storage, or light manufacturing, this property is well-equipped to support your business needs. Call today to schedule your tour!






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