



# WAREHOUSE FOR LEASE

2219 Talley Way  
Kelso, WA 98626

\$19,500/Month  
+NNN



**Chris Roewe**  
*Owner/Broker*  
C. 360.556.5101  
chris@woodfordcre.com

**Lindsay Johnson**  
*Licensed Assistant*  
360.501.5500  
lindsay@woodfordcre.com

[www.woodfordcre.com](http://www.woodfordcre.com)





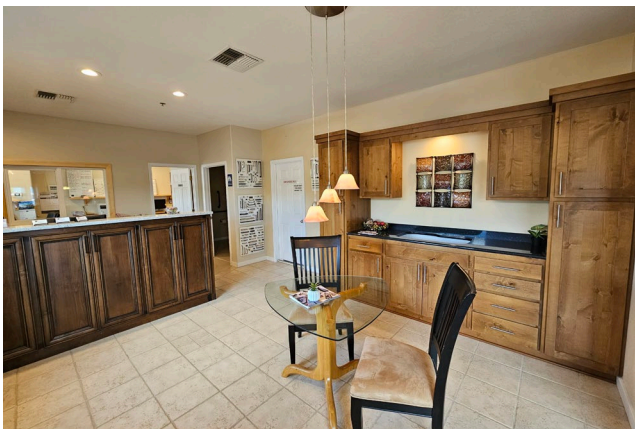
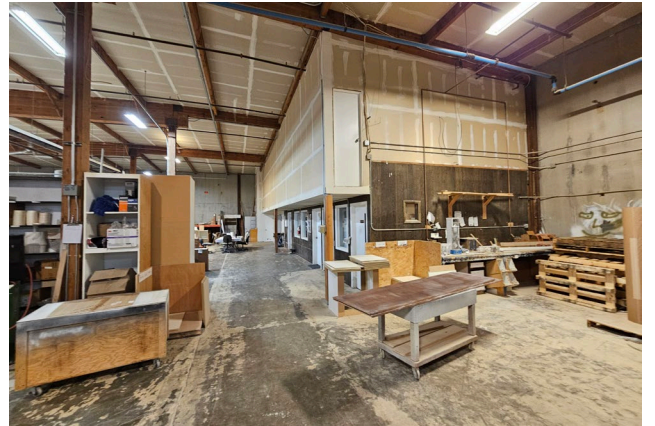
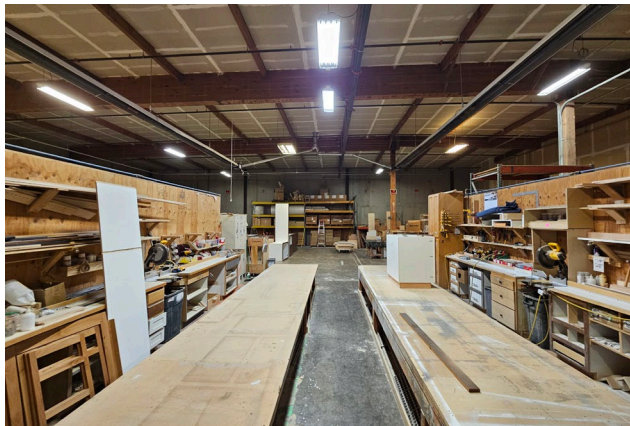
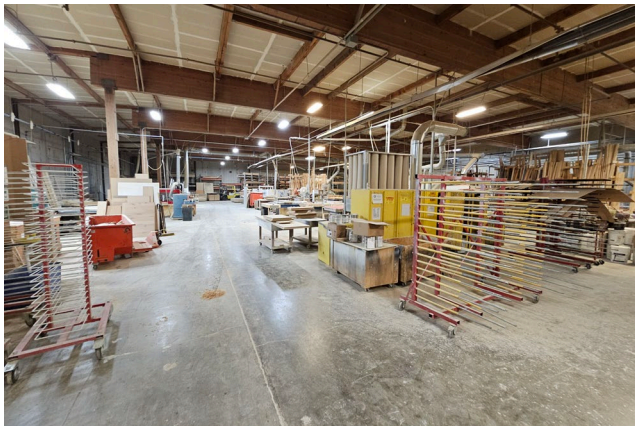
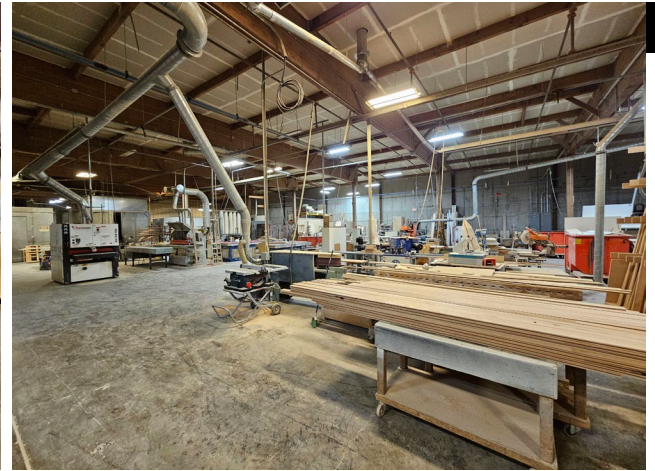
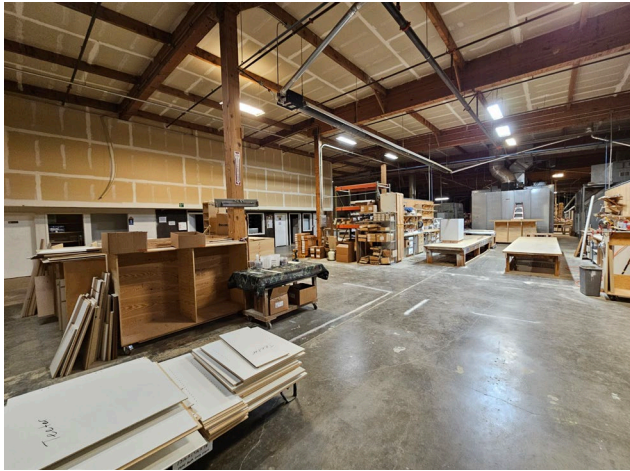
## PROPERTY FEATURES

<b>LEASE RATE</b>	\$19,500 Per Month + NNN
<b>TOTAL SF</b>	26,000 SF
<b>DOORS TYPE</b>	4 Grade Doors
<b>POWER</b>	Heavy Electric, 3-Phase
<b>YARD SPACE</b>	78,844SF +/- Paved
<b>FIRE SYSTEM</b>	Fire Sprinkler System
<b>PARKING</b>	Ample Parking
<b>ZONING</b>	LI – Light Industrial

## ABOUT THE PROPERTY


Rare concrete tilt-up warehouse in the heart of the Kelso Industrial area now available! This versatile property offers approx. 26,000 SF of mostly clear-span warehouse space with tall ceilings and four grade-level roll-up doors. Situated on a 1.21 acre lot (78,844 SF), the majority of usable land is positioned in front of the building, ideal for laydown yard, exterior storage, and parking. Additional features include heavy electric 3-phase power, sprinklers, well-proportioned office/showroom space, a caretaker's unit or spacious break/meeting room, multiple restrooms, and much more! Located just off of I-5 and zoned light industrial, this property supports a wide range of uses. Asking lease rate of \$19,500 per month plus triple nets. Call today to schedule your private tour.












 [woodfordcre.com](http://woodfordcre.com)

 [chris@woodfordcre.com](mailto:chris@woodfordcre.com)

 O. 360.501.5500

 208 Vine St., Kelso, WA 98626

The information contained herein has been obtained from sources we understand to be reliable. Whilst we do not doubt its accuracy it has not been verified & we make no guarantees, warranty or representations about it. Any projections, opinions, assumptions or estimates used are for example only. You & your advisors should conduct a careful independent investigation of the property to determine the property's satisfaction to your needs.

© Woodford Commercial Real Estate.