



WAREHOUSE FOR LEASE

2219 Talley Way
Kelso, WA 98626

\$19,500/Month
+NNN



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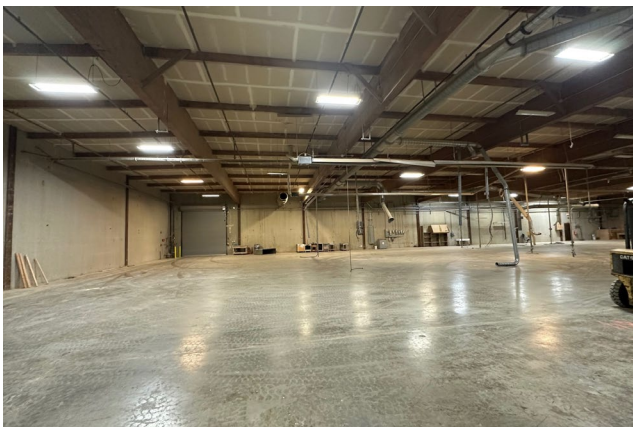
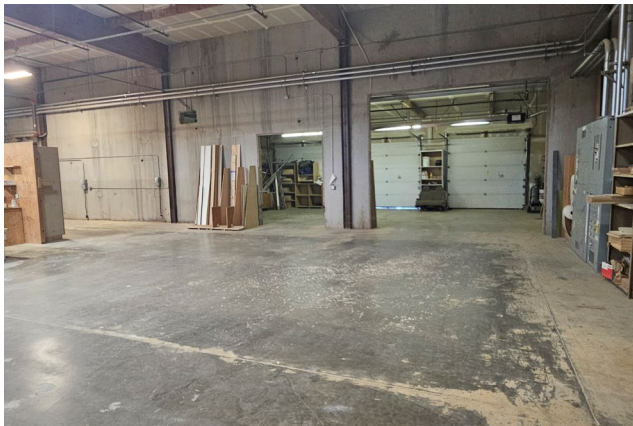
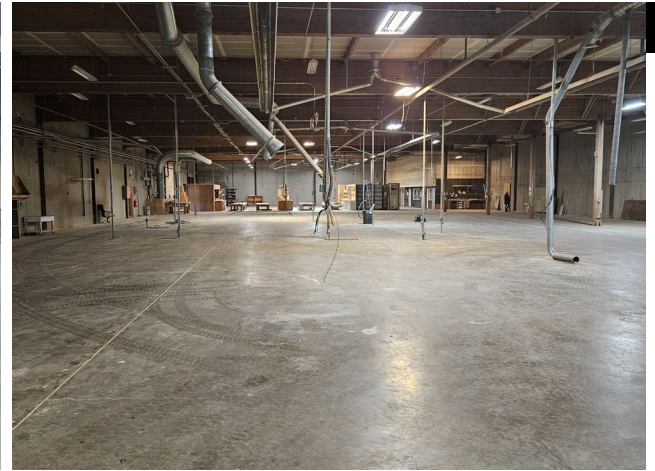


PROPERTY FEATURES

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





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