



WAREHOUSE FOR SALE

2219 Talley Way
Kelso, WA 98626

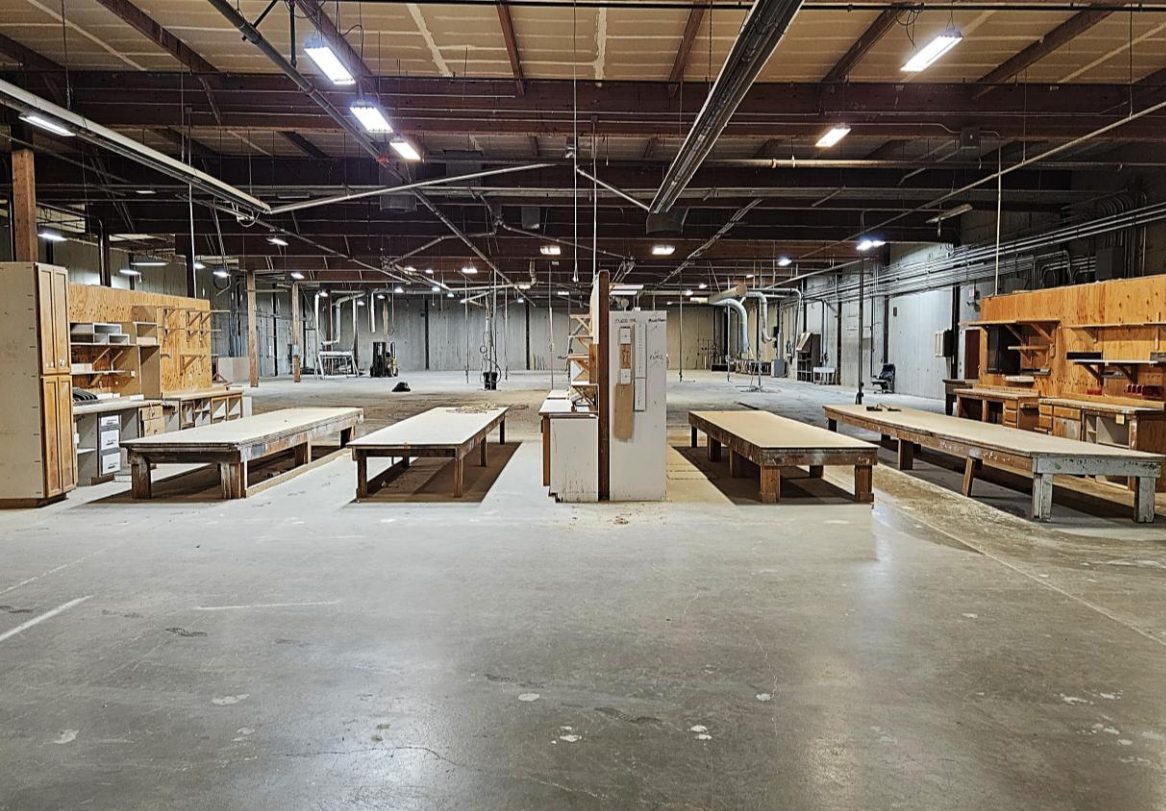
\$3,495,000



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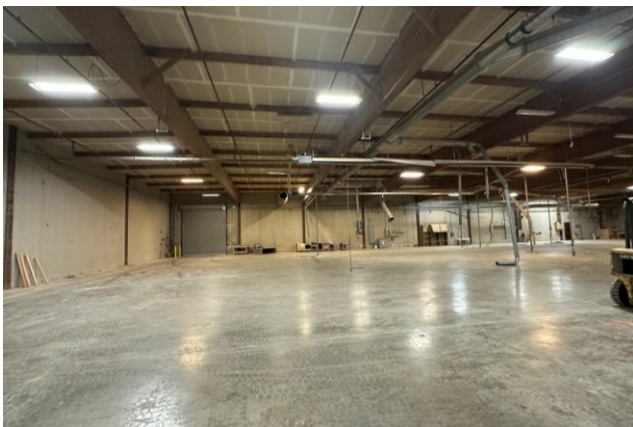


PROPERTY FEATURES

LEASE RATE	\$3,495,000
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

A rare opportunity is now available in the heart of the Kelso Industrial area. 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. Call today to schedule your private tour.







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