



FOR SALE | 116 ACRES TOTAL | ±88 ACRES DEVELOPABLE

# KELSO DEVELOPMENT SITE

SW CORNER OF I-5 AND EXIT 36 SR-432  
KELSO, WA

## PROPERTY OVERVIEW

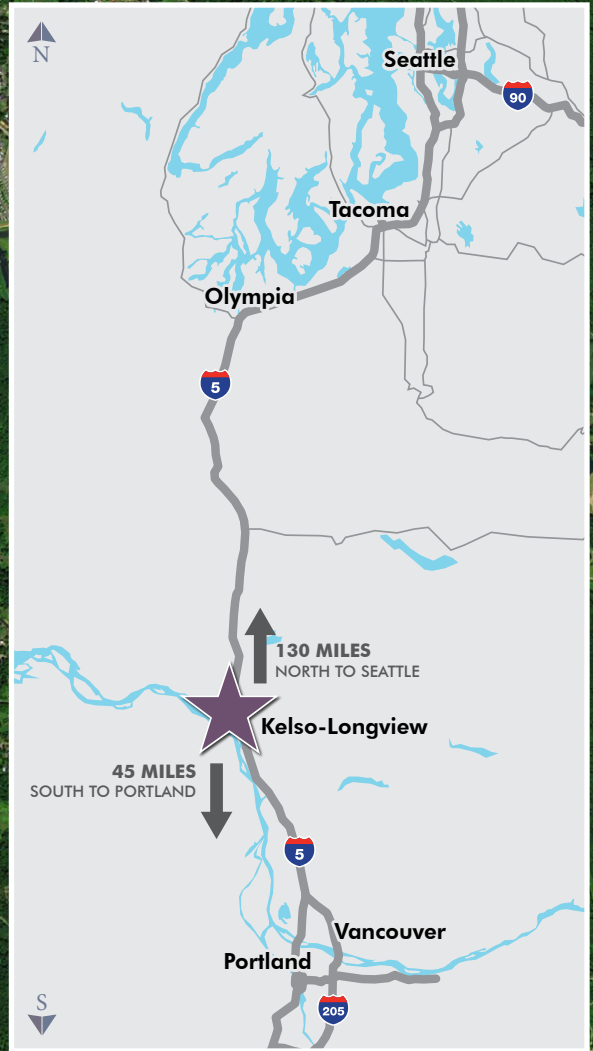
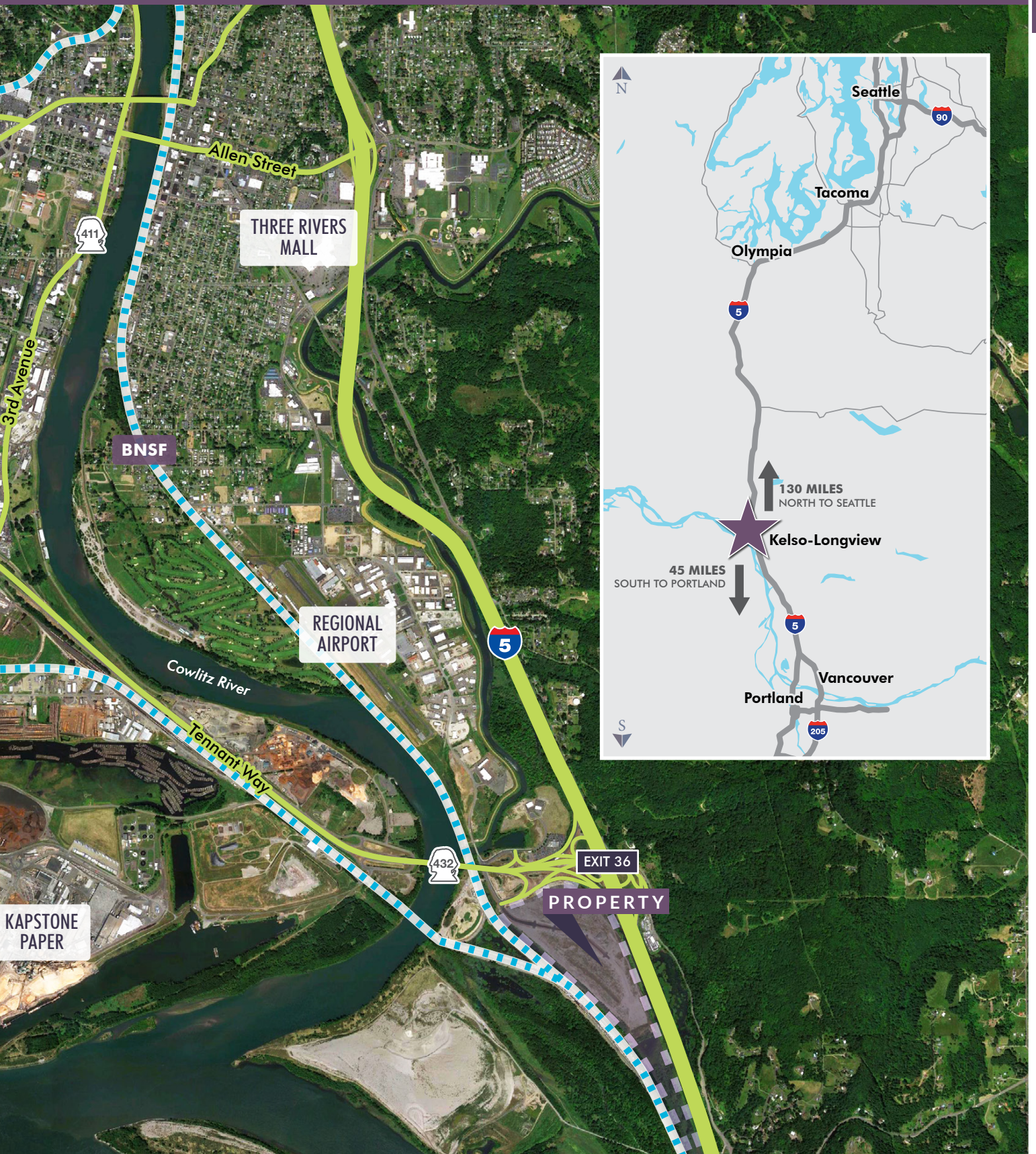
### FREEWAY INTERCHANGE PROPERTY SW CORNER OF I-5 AND EXIT 36 SR-432

LARGEST AVAILABLE I-5 INTERCHANGE COMMERCIAL PROPERTY BETWEEN SEATTLE AND PORTLAND

- ☀ General Commercial zoning capable of accommodating most commercial and retail uses
- ☀ All utilities available
- ☀ Graded level with internal roadway completed
- ☀ Over 2,000 linear feet of frontage on I-5 with extraordinary visibility and access
- ☀ Strategically located to take advantage of Kelso-Longview area and interstate traffic
- ☀ ±40,000 vehicles per day on I-5 at exit 36 and on SR-432 at I-5

# AREA OVERVIEW





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## PROPERTY HIGHLIGHTS

### FREEWAY INTERCHANGE PROPERTY SW CORNER OF I-5 AND EXIT 36 SR-432

LARGEST AVAILABLE I-5 INTERCHANGE COMMERCIAL  
PROPERTY BETWEEN SEATTLE AND PORTLAND

- ☀ Approximately ±88 acres of commercially zoned land for development
- ☀ Multiple commercial users approved for the site
- ☀ Potential building area of over 1,200,000 square feet



## UTILITIES OVERVIEW

AVAILABLE UTILITIES	PROVIDER
WATER	CITY OF KELSO
SEWER	CITY OF KELSO
ELECTRIC	COWLITZ PUD
GAS	CASCADE NATURAL GAS
RAIL	BNSF

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