



**COLDWELL  
BANKER  
COMMERCIAL**  
DANFORTH

**FOR LEASE**

## ALLIED INDUSTRIAL BUILDING

\$0.47 SF/month (NNN)

138 Sears Rd  
Chehalis, WA 98532

AVAILABLE SPACE  
34,020 SF

AREA  
South Chehalis, off of Sturdevant Road, just North of Labree Rd Exit off of I-5.



Warehouse w/ Office

Brandon Thomas  
206 303 9595  
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138 Sears Rd, Chehalis, WA 98532

LEASE



**LEASE RATE** **\$0.47 SF/MONTH**

## PROPERTY OVERVIEW

Large warehouse with 3,000SF of office space located in Light Industrial zone

## OFFERING SUMMARY

Available SF:	34,020 SF
Lease Rate:	\$0.47 SF/month (NNN)
Lot Size:	79,279 SF
Year Built:	1980
Building Size:	34,020 SF
Zoning:	Light Industrial

## PROPERTY HIGHLIGHTS

- 3,000SF Office
- 20ft Clear Height
- 25ft Column Spacing
- Dock-high loading ramp
- Heavy Power - 480V 3 phase

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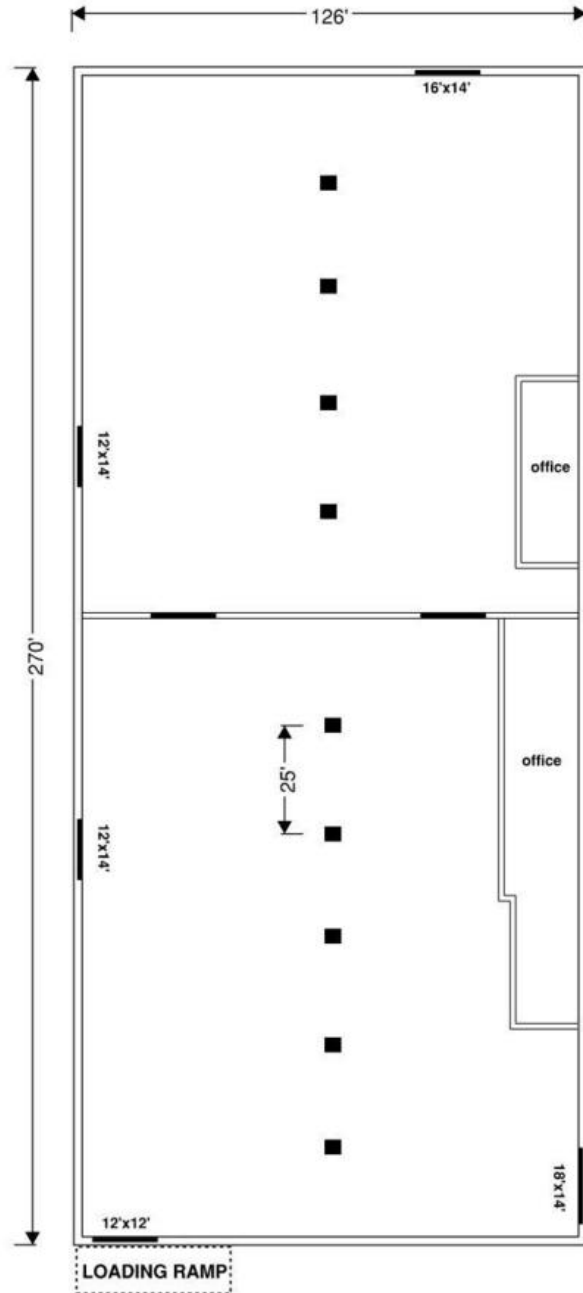
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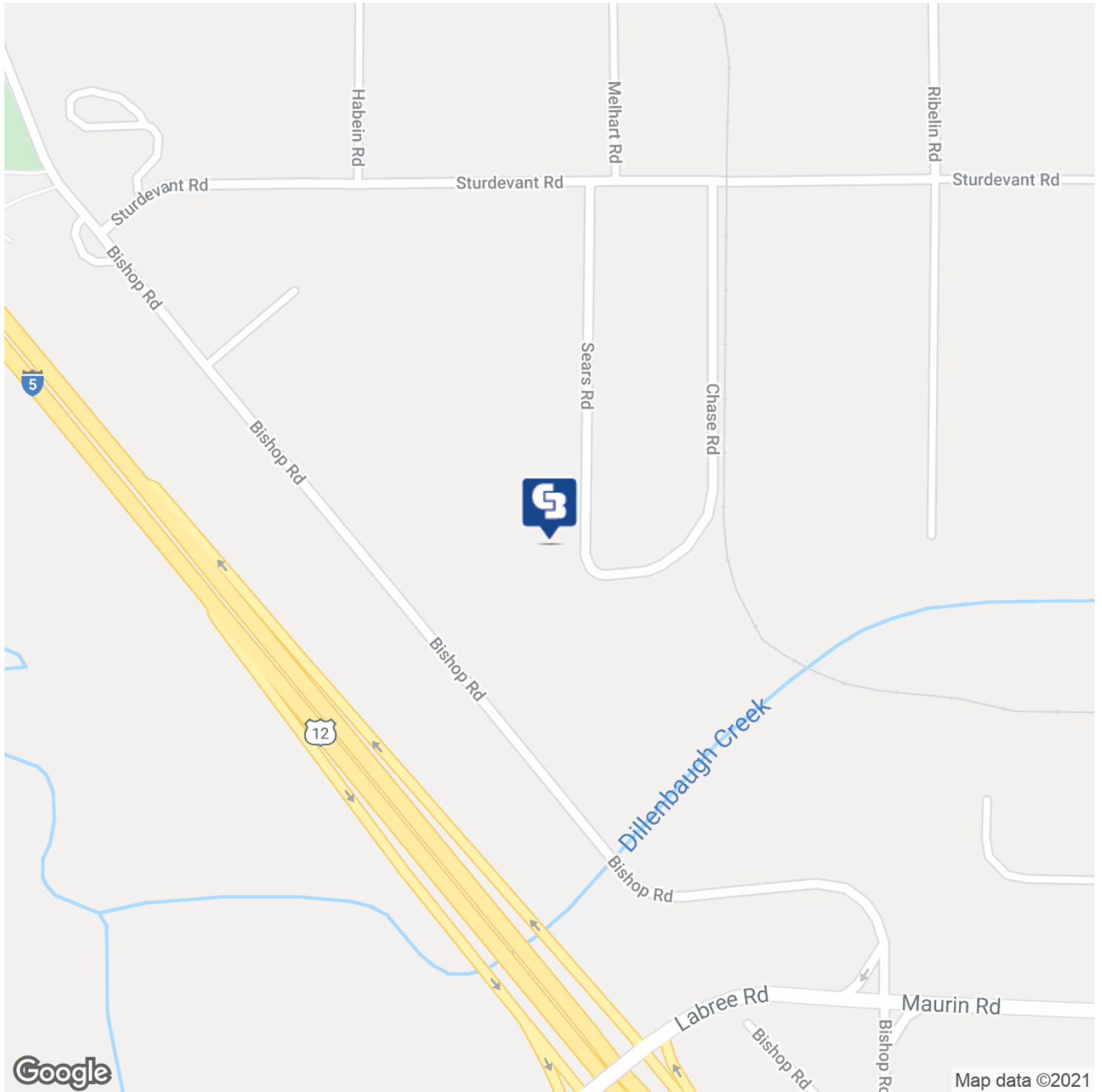




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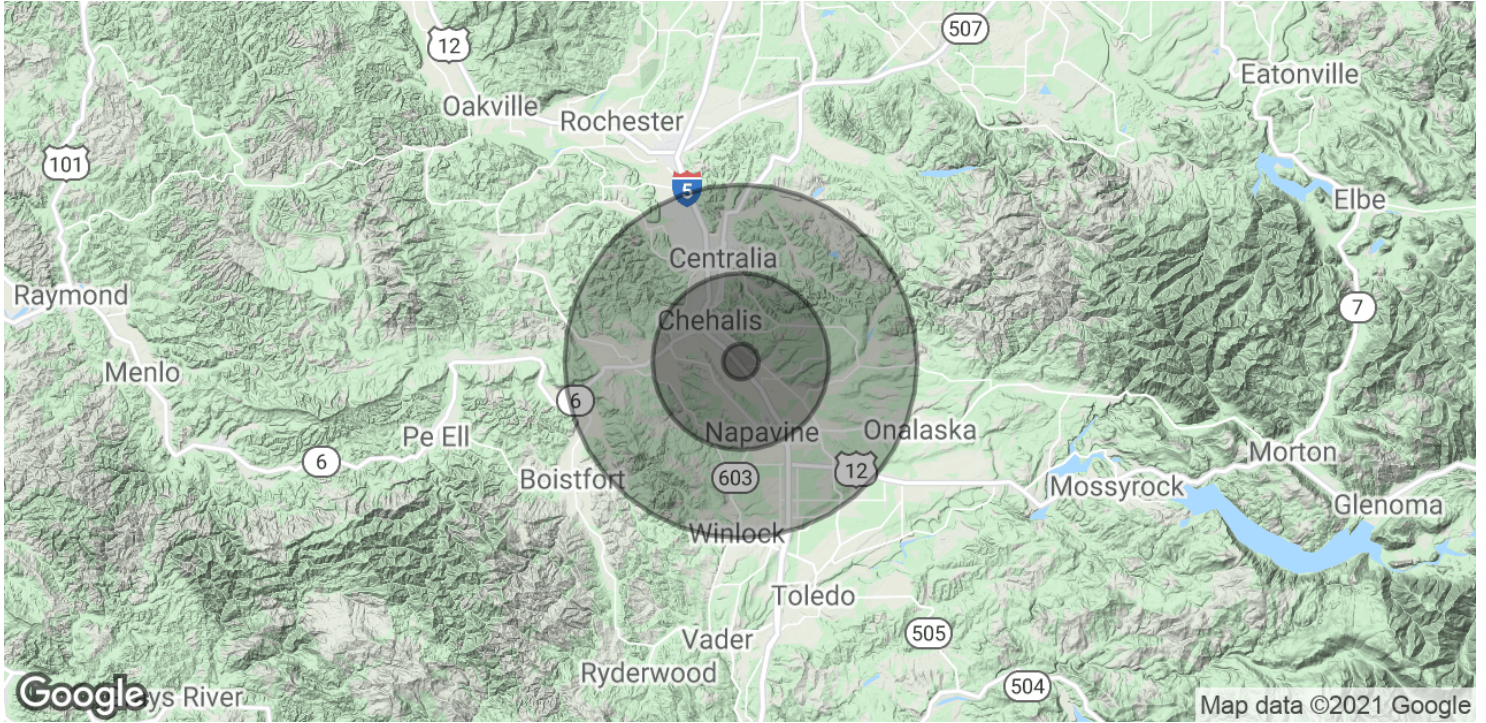
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,024	20,395	58,676
Average age	27.1	33.2	36.9
Average age (Male)	20.9	32.0	35.4
Average age (Female)	34.8	35.4	39.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	633	7,292	22,507
# of persons per HH	3.2	2.8	2.6
Average HH income	\$55,052	\$56,644	\$52,916
Average house value	\$199,688	\$224,170	\$215,360

\* Demographic data derived from 2010 US Census

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