THE RANTS GROUP
COMMERCIAL REAL ESTATE

FOR SALE



321 N. PEARL ST

CENTRALIA, WA 98531

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PROPERTY SUMMARY

Located in the heart of Downtown Centralia, 321 N Pearl Street is a ±20,124 SF two-story commercial building best known as the longtime home of The Chronicle. Built in 1947, the property features a versatile mix of office, meeting, storage, and former production space directly across from Centralia City Hall and within walking distance of downtown businesses, restaurants, and services.



INVESTMENT OPPORTUNITY

The property presents an opportunity for an investor or owner-user to reposition a substantial downtown asset for a variety of commercial uses. Its flexible layout supports potential multi-tenant configuration, owner occupancy, or adaptive reuse, providing multiple paths for future utilization and value creation.

LIST PRICE	$746,000
PROPERTY	The Daily Chronicle Building
ADDRESS	321 N Pearl St Centralia, WA 98531
SITE	± 0.37 acres
BUILDING TYPE	Office/Manufacturing
BUILDING SIZE	± 20,124 SF
STORIES	2
BUILDING CLASS	C
ZONING	C-3 Commercial
YEAR BUILT	1947
PARCEL #	002019-001-000
ENVIRONTMENTAL	Phase 1 Environmental Site Assessment Complete


East Maple Street
West Magnolia Street
East Maple Street
West Maple Street
East Center Street
West Center Street
East Hanson Street
Railroad Avenue
North Tower Avenue (WA 507)
North Pearl Street (WA 507)
North Iron Street
Hillkress
321 N PEARL ST
217 E MAIN ST
108 E MAGNOLIA ST
318 N TOWER AVE
526 N TOWER AVE
305 N TOWER AVE
117 W MAGNOLIA ST
118 W MAPLE ST
215 N PEARL ST
218 W MAGNOLIA ST
226 N IRON ST
311 N PEARL ST
301 W MAGNOLIA ST
300 N IRON ST
213 E MAPLE ST
513 N GOLD ST
515 N GOLD ST
408 1/2 N TOWER AVE
412 N TOWER AVE
413 N TOWER AVE
401 1/2 N TOWER AVE
409 N TOWER AVE
413 N TOWER AVE
419 N TOWER AVE
416 N PEARL ST
216 W MAPLE ST
314 N IRON ST
316 N IRON ST
326 N IRON ST
307
311 N
317 N IRON ST
319 N IRO
419 N PEARL ST
417 N PEARL ST
225 W MAPLE ST
212 W CENTER ST
226 W CENTER ST
402 N IRON ST
406 N IRON ST
414 N IRON ST
426 N IRON ST
401 W MAPLE ST
405 N IRON ST
413 N IRON ST
415 N IRON ST
500 1/2 N TOWER AVE
501 N TOWER AVE
519 N TOWER AVE
526 N TOWER AVE
532 N TOWER AVE
531 1/2 N TOWER AVE
534 N TOWER AVE
540 N TOWER AVE
539 N TOWER AVE
500 N PEARL ST
530 N PEARL ST
544 N PEARL ST
503 N PEARL ST
539 N PEARL ST
500 HILLKRESS AVE
508 HILLKRESS AVE
514 HILLKRESS AVE
524 HILLKRESS AVE
526 HILLKRESS AVE
525 HILLKRESS AVE
529 HILLKRESS AVE
210 W HANSON ST
311 W CENTER ST
505 HILLKRESS AVE
508 N IRON ST
509 HILLKRESS AVE
512 N IRON ST
425 W CENTER ST
507 N IRON ST
522 N IRON ST
511 N IRON ST
521 N IRON ST
600 N TOWER

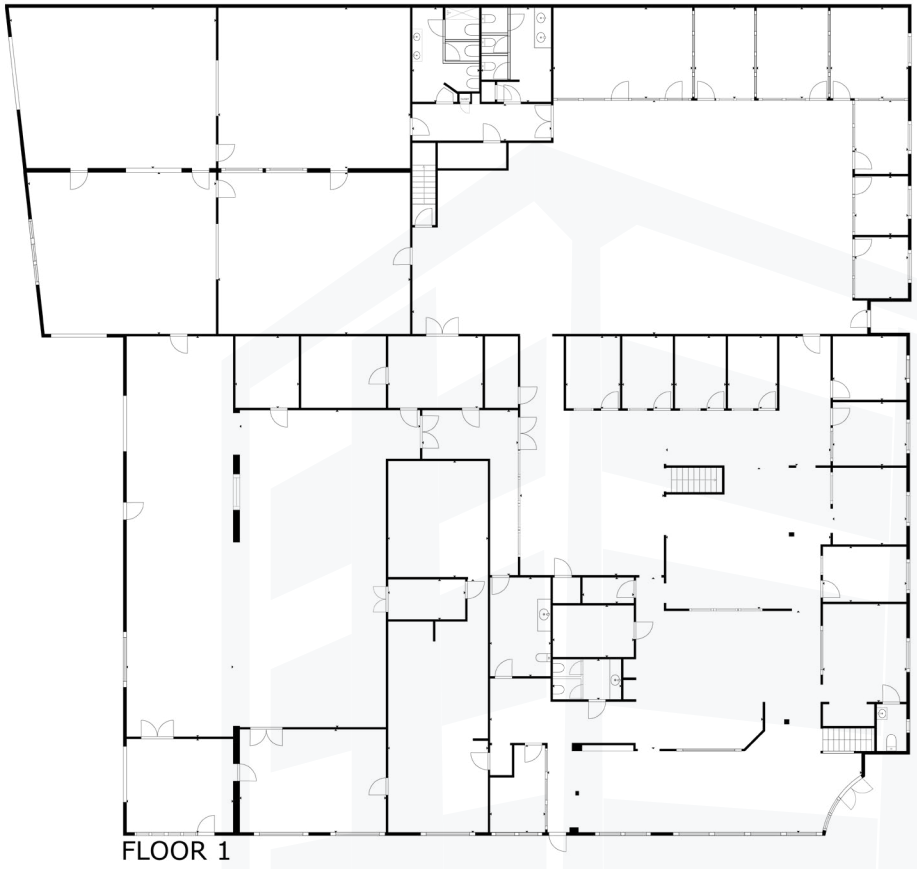


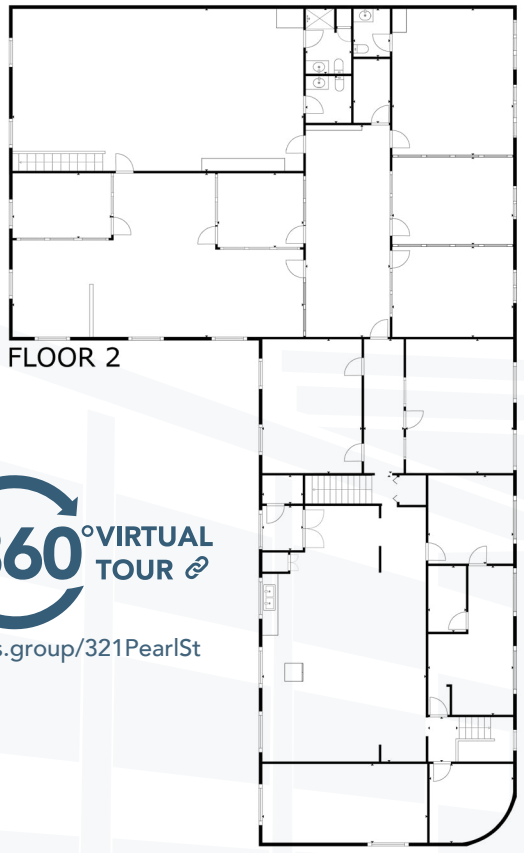
MAJOR EMPLOYERS

- Providence Hospital
- Fred Meyer Distribution
- UNFI
- Hampton Lumber Mills
- Cardinal Glass Corp

FLOOR PLAN

FLOORPLANS ARE NOT TO SCALE
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





360° VIRTUAL TOUR

rants.group/321PearlSt

PROPERTY PHOTOS - FIRST FLOOR








PROPERTY PHOTOS - SECOND FLOOR

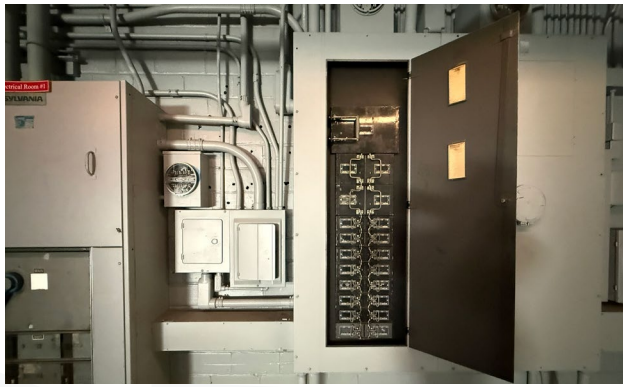







PROPERTY PHOTOS - ELECTRICAL








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CONTACT US



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