

FOR SALE | \$1,049,000



INDUSTRIAL COMPLEX WITH 40' CLEAR HEIGHT ON I-5

1286 NW MARYLAND AVE, CHEHALIS, WA 98532

EXCLUSIVELY LISTED BY

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EXECUTIVE SUMMARY

Greene Commercial presents a 21,880 SF industrial complex on 1.68 acres along the Interstate 5 corridor in Chehalis, Washington. The property offers direct freeway exposure, prominent signage, and immediate freight access for efficient logistics.

The facility includes a fenced yard, 13,500 SF of industrial workspace with six grade-level doors, and 8,380 SF of turnkey professional office. Engineered for heavy use, the primary warehouse features 40-foot clear height, crane infrastructure, and robust 3-phase electrical power.

THE OFFERING

Offer Price	\$1,049,000
Price Per SF	\$47.94
Total Buildings	4
Year Built	1960
Gross Building Area (SF)	21,880
Lot Size	73,358 SF (1.68 Acres)
Parcels	005665112000, 005665114003

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The property is equipped for industrial operations with existing crane infrastructure and immediate logistics accessibility, with a fe laydown yard, close to rail spur, and easy I-5 access.

Amenities & Infrastructure

- Crane-served warehouse.
- Two ground-floor and three second-floor restrooms.
- Pylon Signage with excellent I-5 visibility.
- Turnkey second-floor professional office space.
- Secure, fenced, level site accommodating heavy truck turning radius.
- Located in a tight industrial submarket with a 2.3% vacancy rate.

Property & Building Highlights

Construction	Wood & Metal
Exterior	Metal/Vinyl and Wood
Foundation	Concrete Slab
Roof	Metal
Electrical	Heavy 3-Phase Power Connected
Heating	Forced-air (FA), Ductless HP-Mini Split, OT heating
Clear Height	40 feet in primary industrial warehouse
Loading Doors	6 Grade-Level Drive-In Doors



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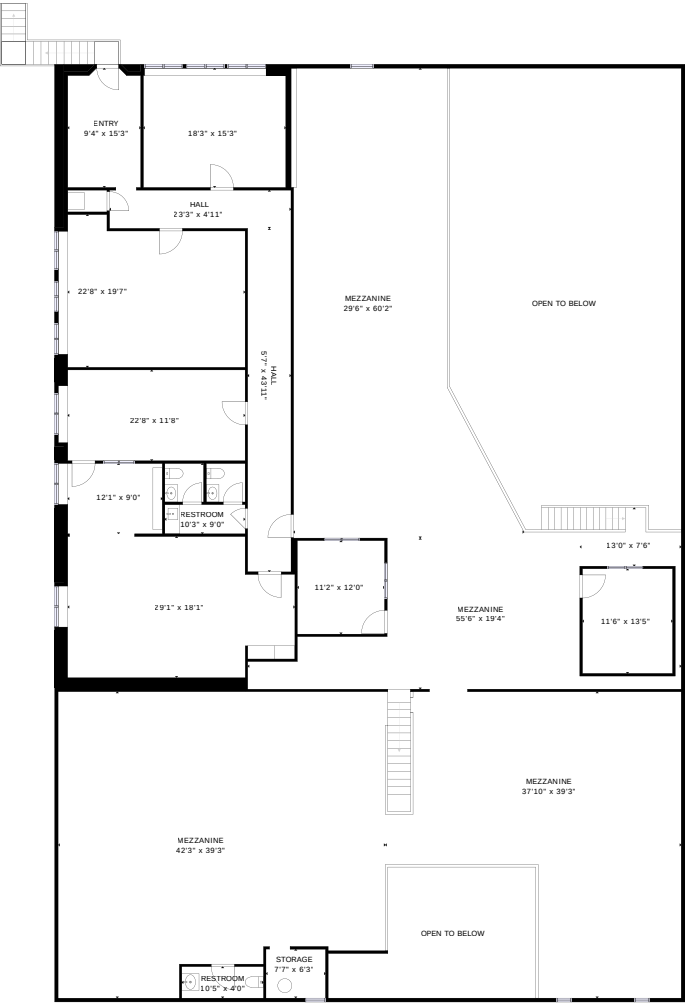
DISCLAIMER

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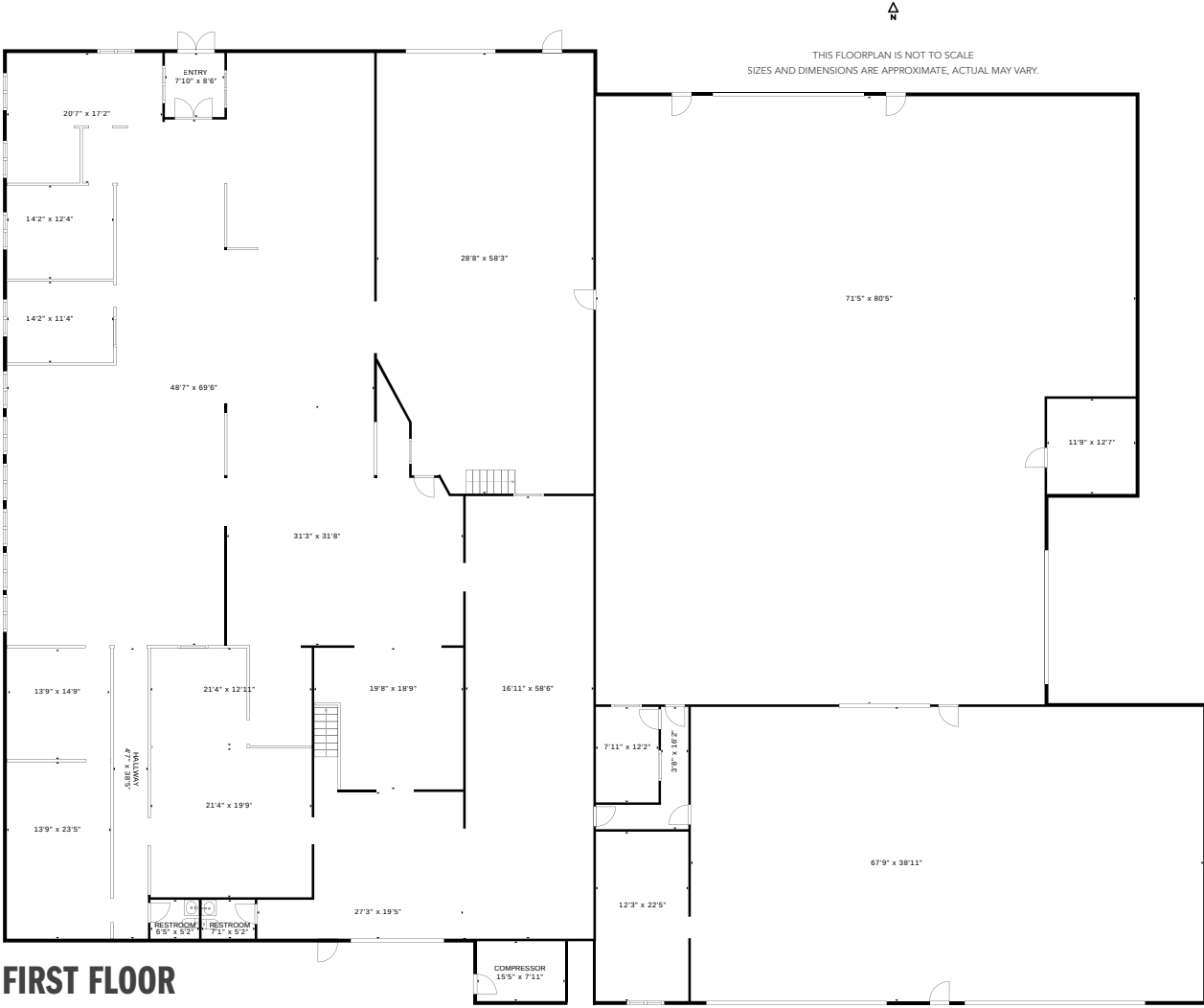
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Greene Commercial is not acting as an attorney, tax advisor, environmental expert, or structural engineer. References to square footage or age are approximate. The recipient of this report must verify all information and bears all risk for any inaccuracies. Buyers should consult with their own independent licensed professionals to evaluate the property.

FLOORPLANS | 8,380 SF OF OFFICE & 13,500 SF OF WAREHOUSE



SECOND FLOOR

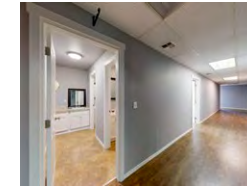
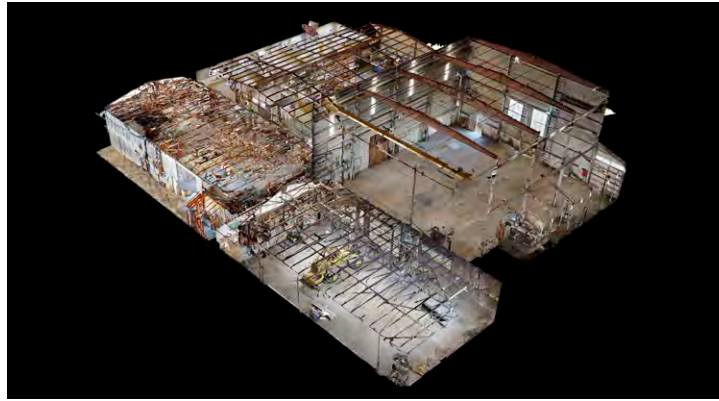


FIRST FLOOR

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LOCATION & DEMOGRAPHICS

Along the Interstate 5 corridor, Lewis County shows consistent economic growth, with a population of 87,327 and a median age of 41.24. The Chehalis trade area functions as the primary economic hub, housing 26,531 residents in the 98532 zip code and experiencing a 10.0% population increase since 2010. This population density ensures a reliable consumer base and an accessible labor force.

The local labor force comprises 38,876 individuals, with 61% employed in blue-collar occupations and 38% in white-collar positions, which supports the region’s suitability for distribution and manufacturing industries. The area reports a median household income of \$72,404 and a home-ownership rate nearing 70%.

Lewis County is home to 3,076 business establishments, with more than 64% employing between one and four individuals, which contributes to a resilient local economy. Retail, health care, and manufacturing represent the primary employment sectors, together providing over 8,300 jobs. The concentration of skilled labor and localized commerce supports sustained industrial growth.

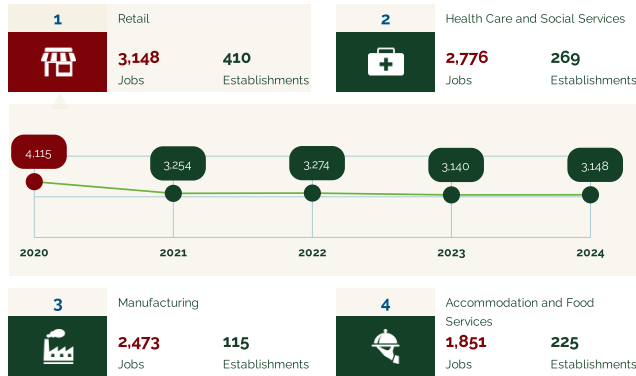
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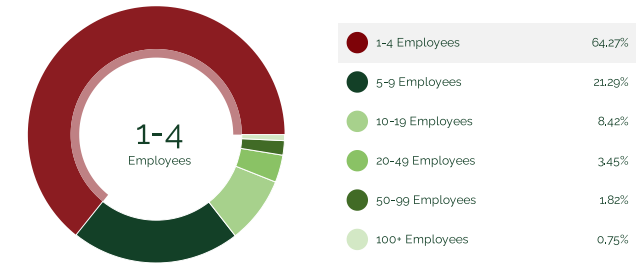
LABOR FORCE



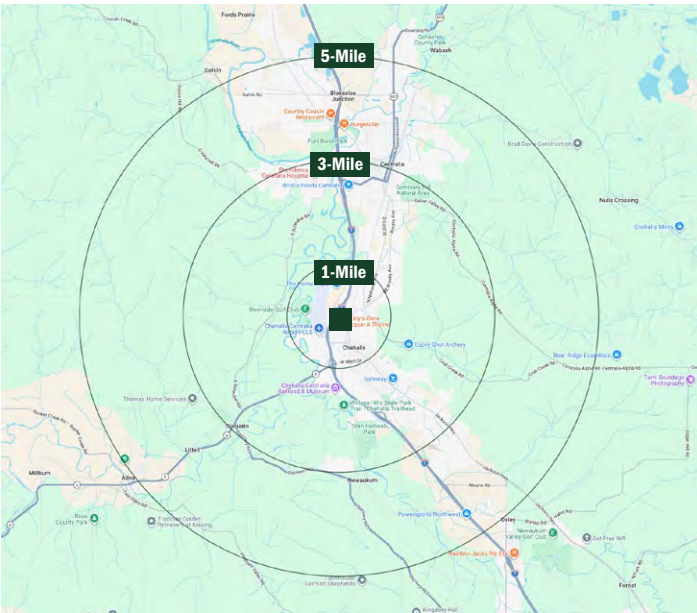
BUSINESSES AND JOBS



How many employees do businesses in Lewis County have?



Data Source: Applied Geographic Solutions and FT Locations 2024, TaxFoundation.Org 2021 and FT Locations research.



	1-Mile	3-Mile	5-Mile
2024 Total Population	9,547	41,335	55,161
2024 Median HH Income	\$78,358	\$73,289	\$78,939
Housing Occupancy Ratio	10:1	22:1	20:1
Total Renter Households	1,402	5,311	6,155



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