

# For Sale

## RAIL SERVED INDUSTRIAL LAND/PORT OF CENTRALIA

3113 Foron Road, Centralia, WA 98531



### ECONOMIC DATA

**SALE PRICE:** \$2,100,000

### PROPERTY INFORMATION

**ACRES:** 8.36 Acres  
**BUILD-TO-SUIT:** Available  
**RAIL SERVED:** Puget Sound and Pacific BNSF  
**ZONING:** Industrial / Port Master Plan

### COMMENTS

8.36 acre level site. Ready to permit. Zoned Industrial / Port Master Plan. Potential rail service available - Puget Sound and Pacific short line. Build to suite available.



### LOCATION OVERVIEW

Located at Foron Road and Kuper Road in Centralia. 6 minutes from Exit 82 off I-5; 7 minutes to SR-507; 22 minutes to Junction of I-5 and US-101.

### CONTACT

**Vanessa Herzog, SIOR, CCIM**

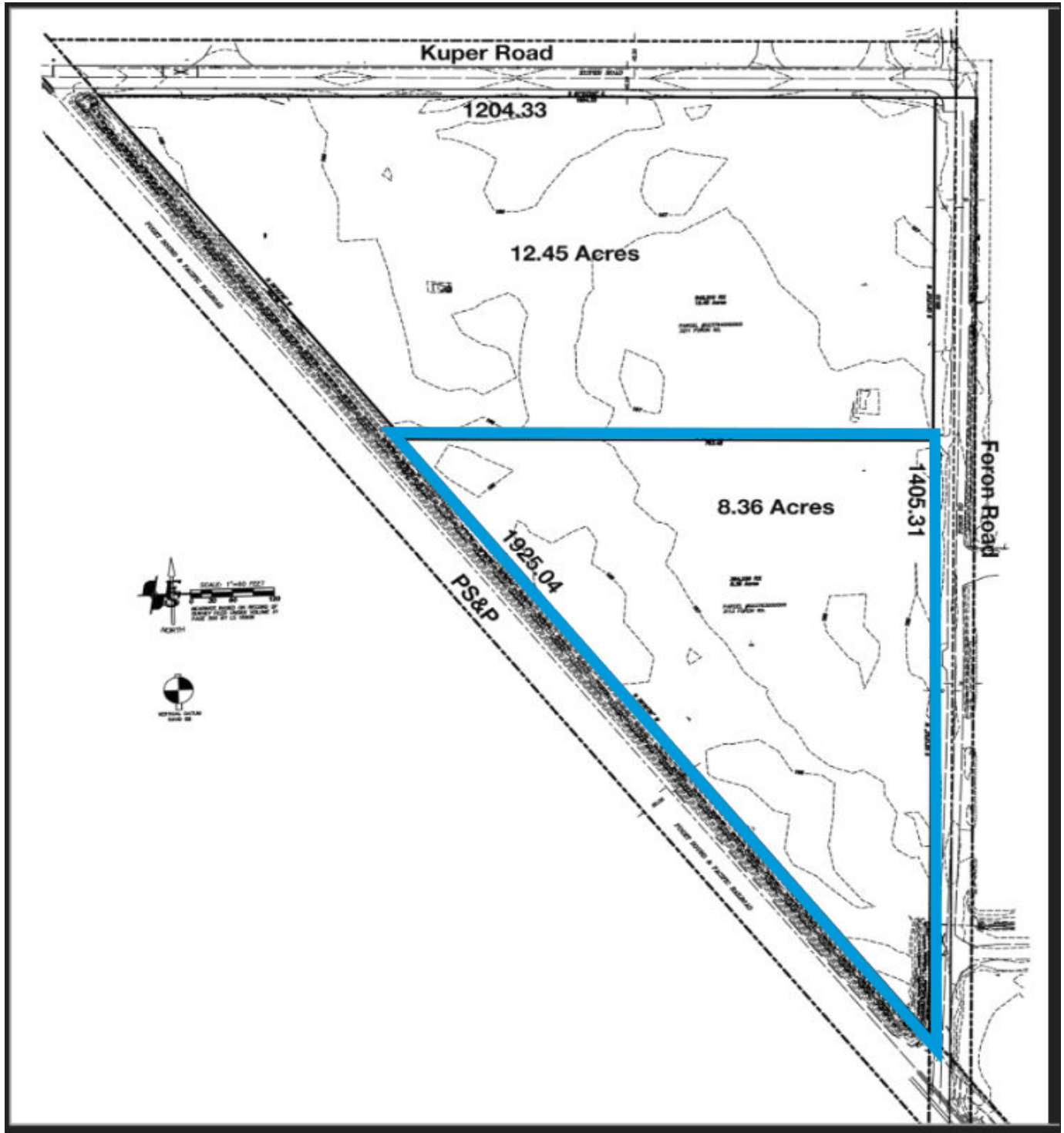
vherzog@lee-associates.com

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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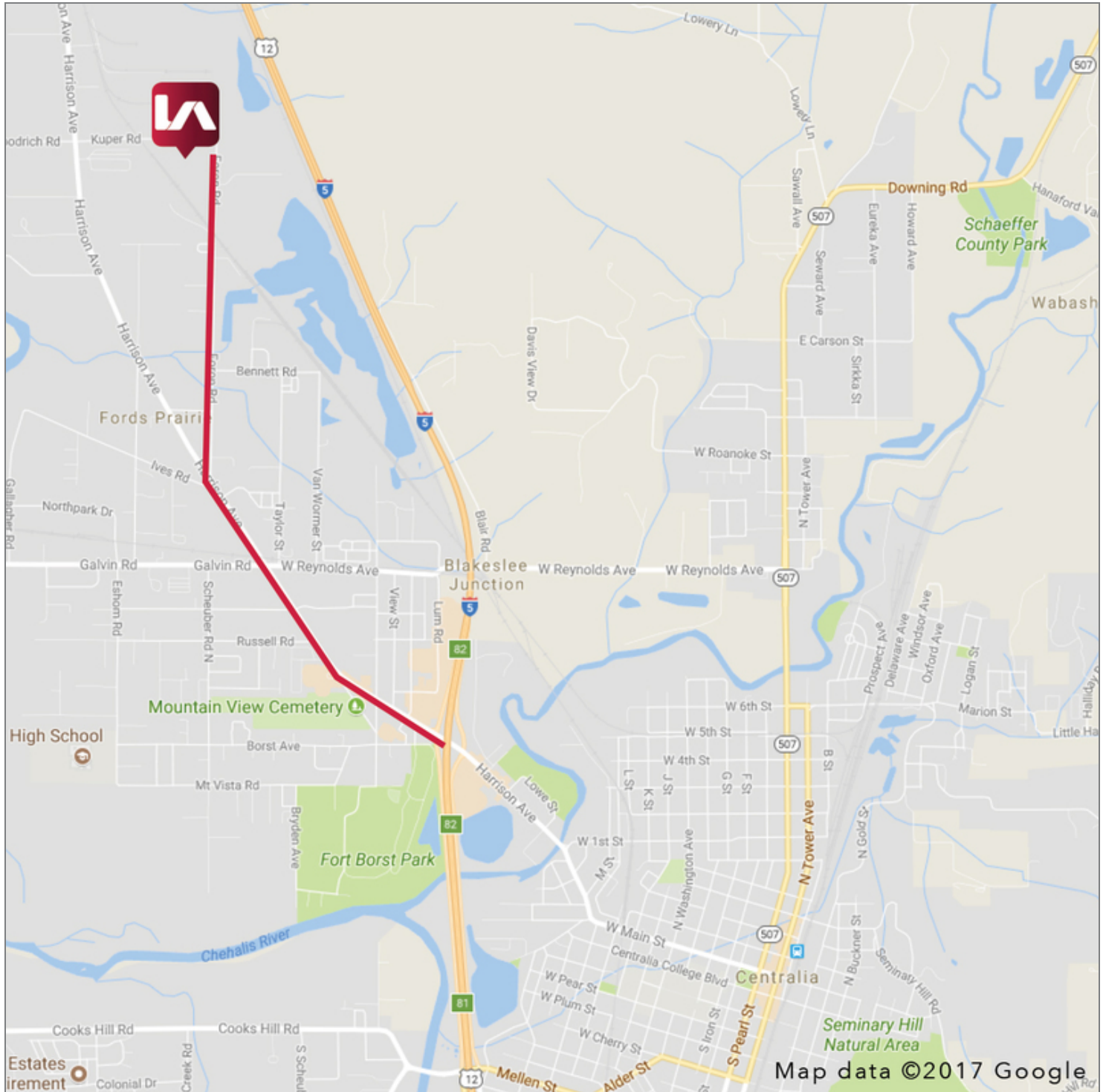
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# For Sale 3113 FORON ROAD - 8.36 ACRES

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