

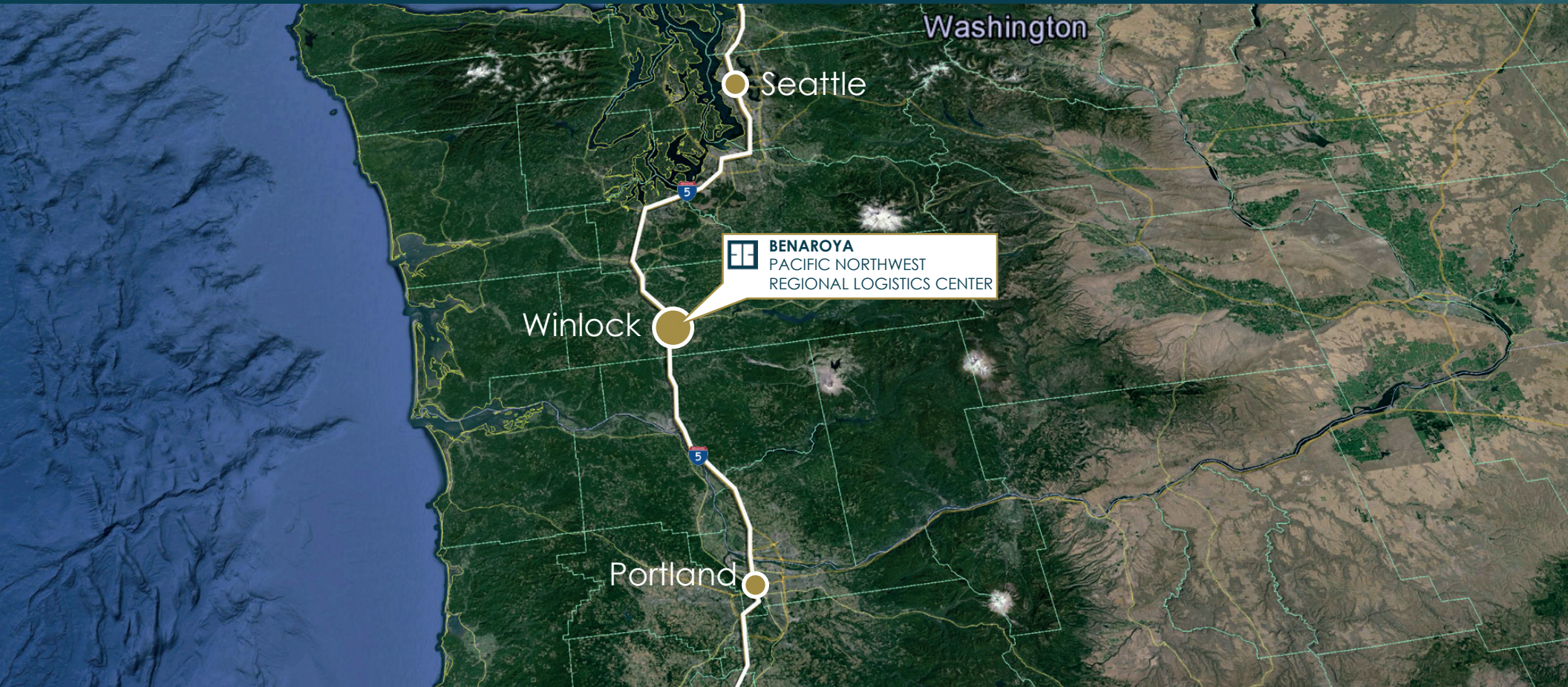
BENAROYA | PACIFIC NORTHWEST REGIONAL LOGISTICS CENTER



268 North Military Rd. Winlock, Lewis County, WA 98596

FOR SALE

INDUSTRIAL PARK DEVELOPMENT OPPORTUNITY
320 ACRES | UP TO 5 MILLION SF OF BUILDINGS



**NATIONAL
PARTNERS**

A **CBRE National Partners** Industrial Investment Opportunity

CBRE

www.cbre.com/np
www.winlockip.com

EXECUTIVE SUMMARY

CBRE is pleased to offer the Benaroya Pacific Northwest Regional Logistics Center, an industrial development site located in Winlock, Washington. At approximately 320 acres, this is an exceptional opportunity to acquire a critical mass of land that will divide to 50 acres, the largest entitled contiguous industrial land site available for sale in the Pacific Northwest. The property has already completed SEPA review and entitlements, enabling potential development of up to 5 million square feet of state-of-the-art buildings in a variety of configurations. Strategically located along I-5, the Benaroya Pacific Northwest Regional Logistics Center benefits from a central location between Portland and Seattle/Tacoma, and with continued demand for space in new construction, is well-positioned to reap the benefits from the strong regional industrial economy.

PROPERTY HIGHLIGHTS

- Centrally located between Seattle/Tacoma and Portland
- Excellent access and exposure on I-5 (North/South) with approximately a mile of frontage
- Easy access to the I-5/US-12 Junction (East/West)
- Entitlements Completed
- Business Friendly State and Local Municipalities
- Washington State Department of Revenue offers over a multitude of tax incentive programs in Winlock and Lewis County.
- Established distribution community
- Zoned Light Industrial/Urban Growth Area, City of Winlock



PROPERTY SUMMARY

The 320 acre Benaroya Pacific Northwest Regional Logistics Center is a high quality industrial business park with excellent freeway access and approximately a mile of frontage on Interstate-5 and features flat topography and flexible building design. Zoned industrial, distribution, manufacturing and commercial, the site can mass up to 5 million square feet with alternate configurations and sizes.

PROPERTY SUMMARY

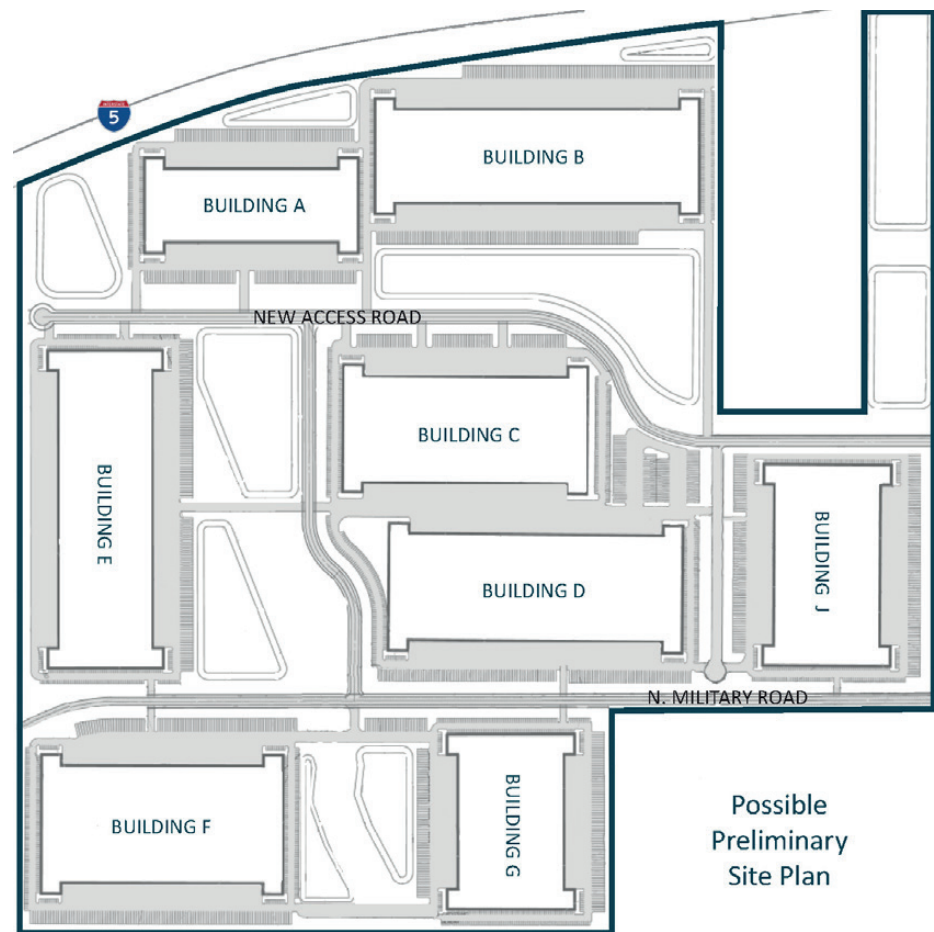
SAMPLE PROJECT LAYOUT

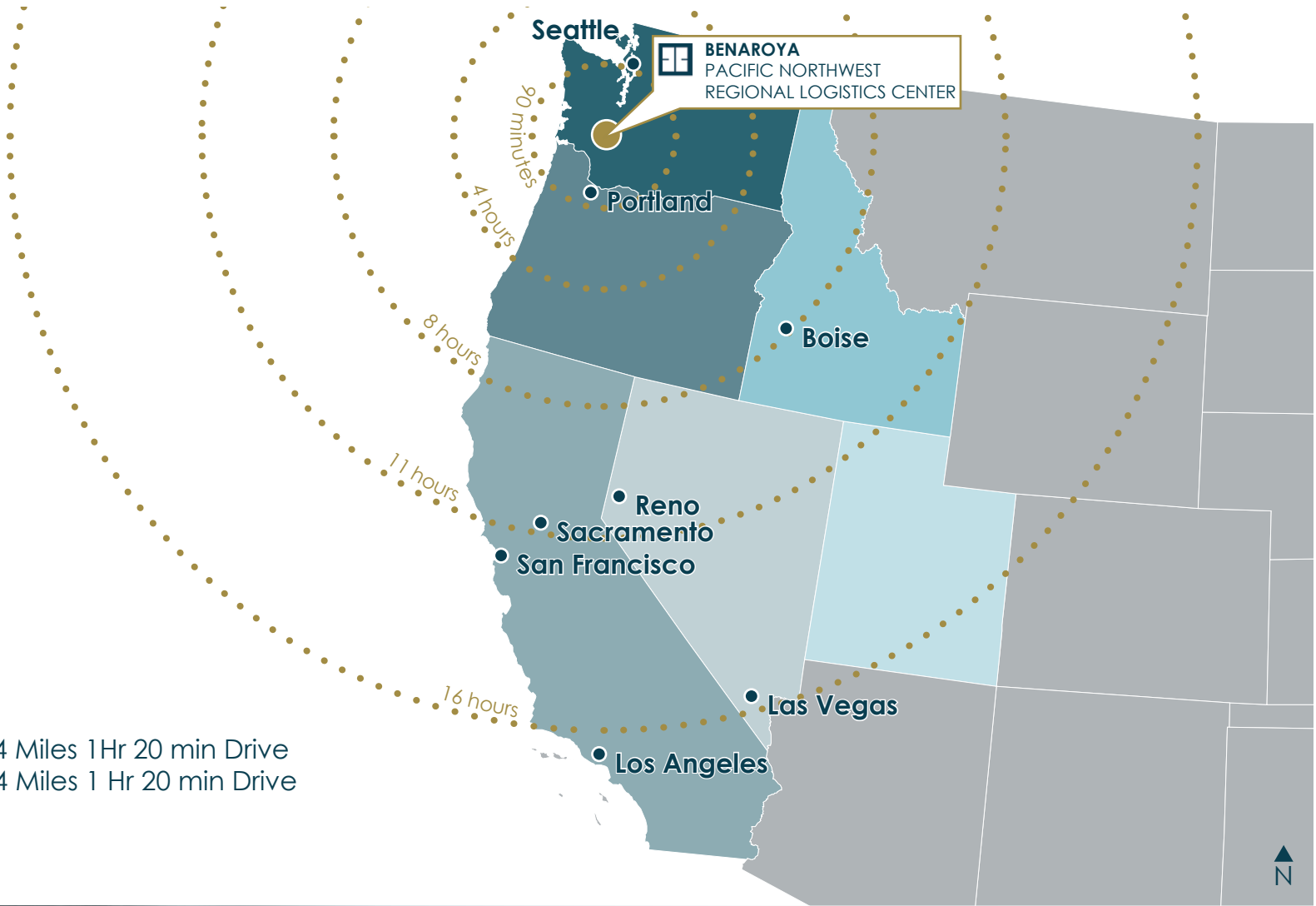
Possible Building Specs

- Up to 5,000,000 SF
- Up to 40' Clear Heights
- ESFR Sprinklers
- Ample Parking Stalls
- Ample Trailer Parking Stalls
- Large Truck Courts
- Double & Single Loaded
- Customized Column Spacing
- Ample Dock and Grade Level Doors
- SEPA Completed

Possible Building Sizes Per Preliminary Site Plan

- A: 366,290 SF
- B: 686,400 SF
- C: 589,000 SF
- D: 704,800 SF
- E: 672,400 SF
- F: 636,490 SF
- G: 426,700 SF
- J: 512,900 SF





Tacoma to Winlock: 74 Miles 1 Hr 20 min Drive
Portland to Winlock: 74 Miles 1 Hr 20 min Drive





To I-5 Interchange: 0.75 Miles

268 North Military Rd. Winlock, Lewis County, WA 98596

Strategic Location

- Centrally located between Seattle/Tacoma and Portland
- Excellent Transportation Hub with easy access to I-5 North and South and U.S. Hwy 12 East and West
- 45 trucking companies available
- 0.75 Mile from I-5 interchange

Superior Advantages

- Exceptional Cost Savings - Affordable with Entitlements in place
- Exceptional Tax Savings and Credits

Business Friendly – PRO BUSINESS COUNTY AND STATE

Abundant Area Amenities

Including Centralia-Chehalis Airport, Centralia College, Providence Hospital, Centralia Station and Outlet Mall, Centralia Station, McMenamins Olympic Club, Holiday Inn and other hotels, Walmart and other retailers, restaurants, parks and recreation, and more.

Plentiful Labor Pool & Workforce Training

Customized worker training grants available, low labor cost, low cost of living.

Great Corporate Neighbors

Established distribution community including: Michaels Distribution Center, Lowes Distribution Center, Weyerhaeuser, Cardinal Glass, National Frozen Foods, Lineage Logistics, Silver State Armory, Alliance Carpet/Mohawk Industries, Braun NW, Lewis County Forest Products, Fred Meyer Distribution Center, Hampton Affiliates, High Loft Northwest, Scot Industries, NorPlex Inc., Sierra Pacific and Millard Refrigerated Services.



www.DiscoverLewisCounty.com



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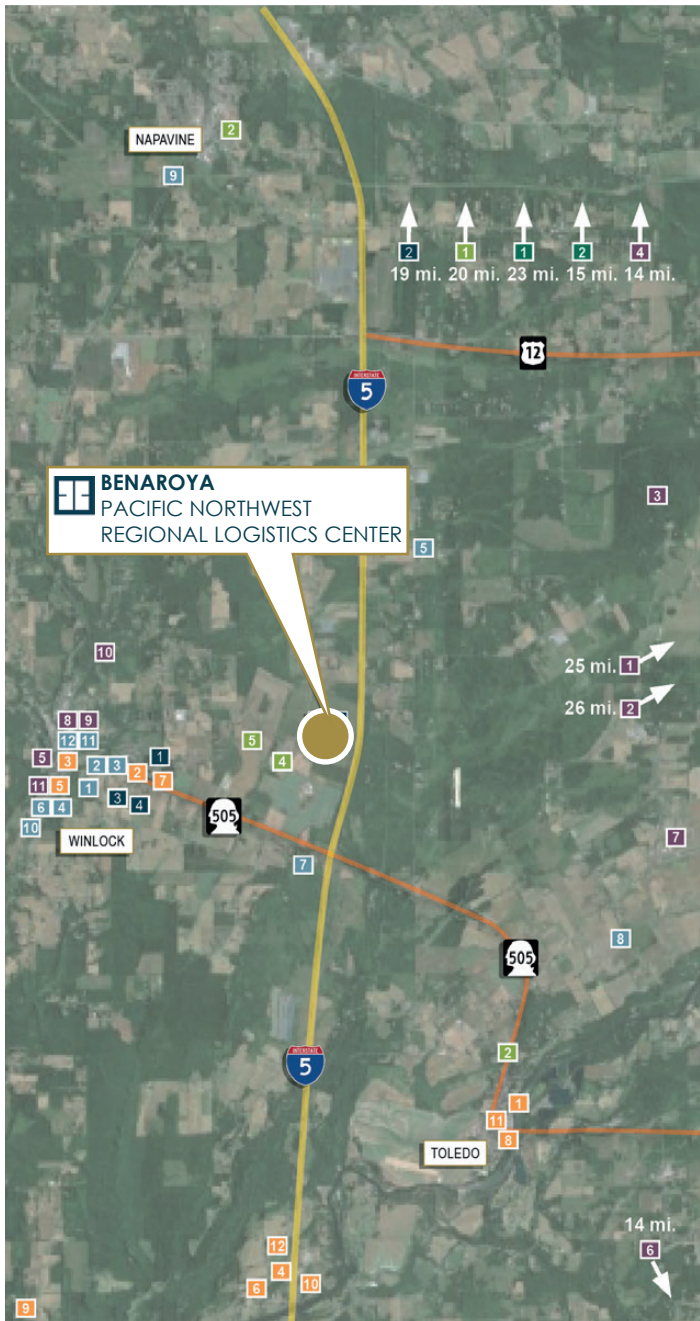
Fred Meyer

Michaels



MOHAWK
INDUSTRIES, INC.

CBRE



PARKS & REC

1. Ike Kinswa State Park
2. Lake Mayfield Resort & Marina
3. Lewis & Clark State Park
4. Newaukum Valley Golf Course
5. Olequa Senior Center
6. Seaquest State Park
7. Skydive Toledo
8. Winlock Community Building
9. Winlock Timberland Library
10. Winolequa Memorial Park
11. World's Largest Egg

SCHOOLS

1. Centralia College
2. Napavine High School
3. Toledo High School
4. Winlock High School
5. Winlock Miller Elementary

RETAIL

1. CARQUEST Auto Parts
2. Cedar Village IGA
3. Cedar Village Pharmacy
4. First Street Styling
5. Littlerock Meats
6. Sacks First Avenue
7. Shell Gas
8. St. Vincent de Paul Society
9. Sweeney's Ace Hardware
10. Whistle Stop Barbershop
11. Winlock Liquor Agency
12. Winlock True Value Hardware

HEALTHCARE

1. Cedar Crest Whole Health Medical Clinic
2. Providence Centralia Hospital
3. Rolling Hills Veterinary Clinic
4. Winlock Family Dentistry

RESTAURANTS

1. Betty's Place
2. Big Nick's Pizza & Pasta
3. Club Tavern
4. Country House Restaurant
5. Frank's Hideaway
6. Gee Cee's Truck Stop
7. Guadalajara Family Mexican Restaurant
8. Harry's Place Bar & Grill
9. Little Crane Café
10. Mrs. Beesley's Burgers
11. Sandy's Pizza
12. Subway

TRANSPORTATION

1. Centralia-Chehalis Airport
2. Amtrak Station

No Corporate Income Tax



No Personal Income Tax



No Inventory Tax



No Unitary Tax



Business and Occupation Tax Credit

A \$2,000 (\$40,000 annual wage or less) or \$4,000 (wages more than \$40,000) credit against the B &O tax is available for each new employment position created by a qualifying company.



Sales and Use Tax Exemption on Construction

Major distribution centers, over 200,000 sf, also qualify for sales and use exemptions on cost of construction.



Education & Training Grants

Both Federal and State programs are available to help in recruitment and training of new workers. Centralia College has the capacity to create a customized training package to meet the needs of individual employers. Washington State through WorkSource (Employment Office) can provide incentives for hiring certain categories of employees.



Infrastructure Improvements

Washington State Legislature approved a \$16 billion transportation package during the 2015 legislative session.



Read More:

http://www.dor.wa.gov/docs/Pubs/Incentives/TaxIncentivesOverview_web.pdf





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BENAROYA | PACIFIC NORTHWEST REGIONAL LOGISTICS CENTER

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