

CENTRALIA NORTH LAND

3.45 Acres | Shovel-Ready | IOS / Industrial Site

FOR SALE



0 Robert Thompson Road, Centralia, WA
Site Area: 150,282 SF (3.45 Acres)
Max Building Area: 48,600 SF
Coverage Ratio: 32%

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Sale Price:

\$1,653,000

OFFERING SUMMARY

Address: 0 Robert Thompson Rd, Centralia, WA 98531

Site Size: 150,282 SF (3.45 Acres)

Zoning: Port Master Plan (PMP)

SEPA: Approved

KEY HIGHLIGHTS

- Final available site in established industrial park
- Shovel-ready with grading complete
- Utilities stubbed to site
- 48,600 SF buildable (SEPA approved)
- No floodplain constraints
- Pro-development jurisdiction

SHOVEL-READY VALUE SUMMARY

If you're comparing this to other sites that are priced at \$6-\$7 a foot, it's not apples-to-apples. This site already has approximately \$6/SF in completed site improvements so you're effectively buying land in the low \$4 range and skipping 12-18 months of work.

LOW RISK

All that is left for the buyer to do is to get the building and site design permitted.

This shovel-ready industrial site eliminates the delays, uncertainty, and upfront costs of developing raw land. With major infrastructure and entitlements already completed, buyers can move directly to vertical construction.

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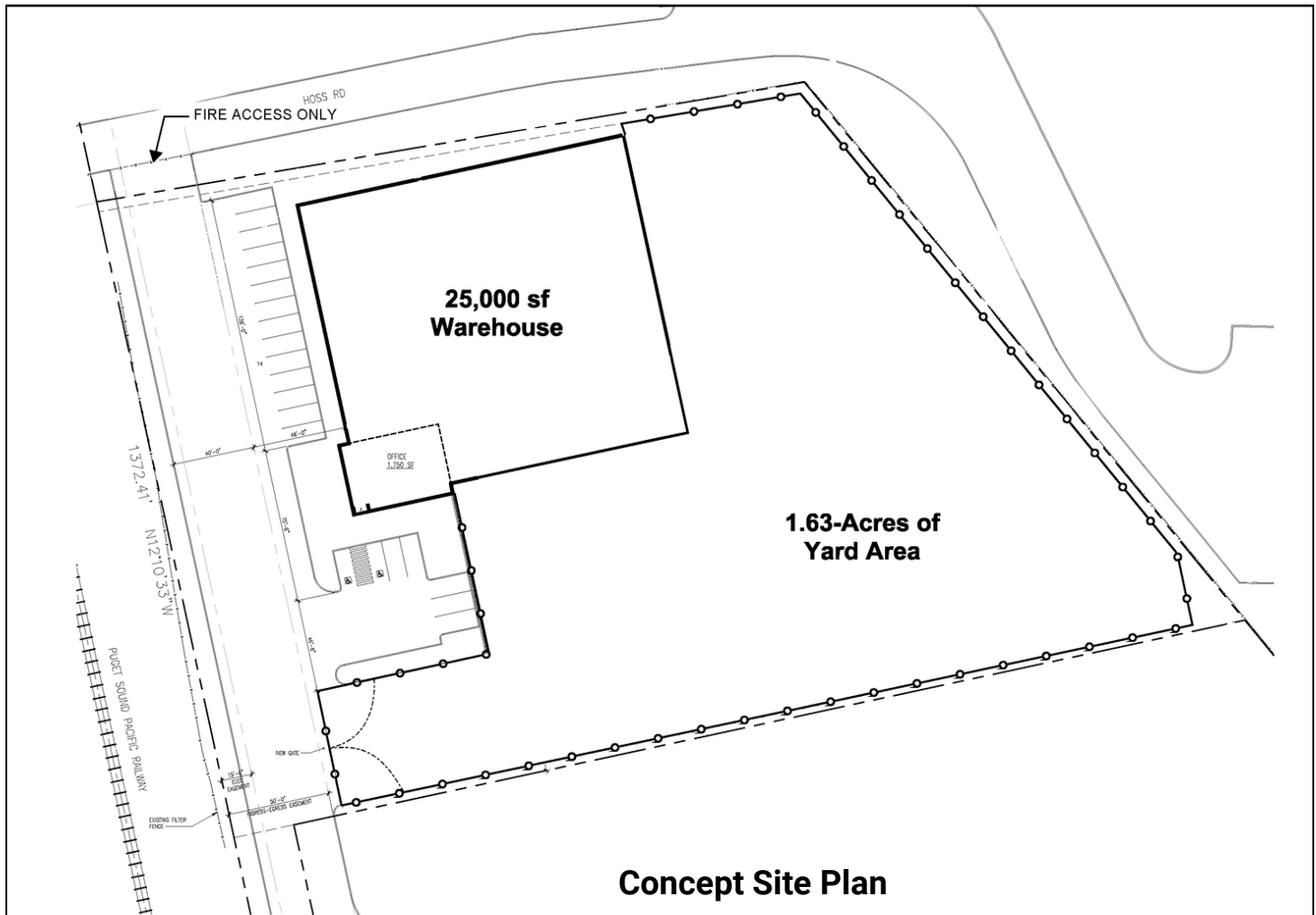


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COMPLETED IMPROVEMENTS

OFFSITE IMPROVEMENTS

- Water: 12" line stubbed (west)
- Sewer: force main stub (SE corner)
- Storm: regional detention ponds sized to serve
- Power: 3-phase stubbed to site
- Gas: line available along west side
- Frontage improvements completed

ONSITE IMPROVEMENTS (ENTITLEMENTS, PERMITS AND SITEWORK)

- SEPA MDNS issued (SEPA 2005-018)
- Site plan reviews completed (2005, 2008, 2011)
- Fill & grade complete (shovel-ready condition)
- Site development + building permits remaining

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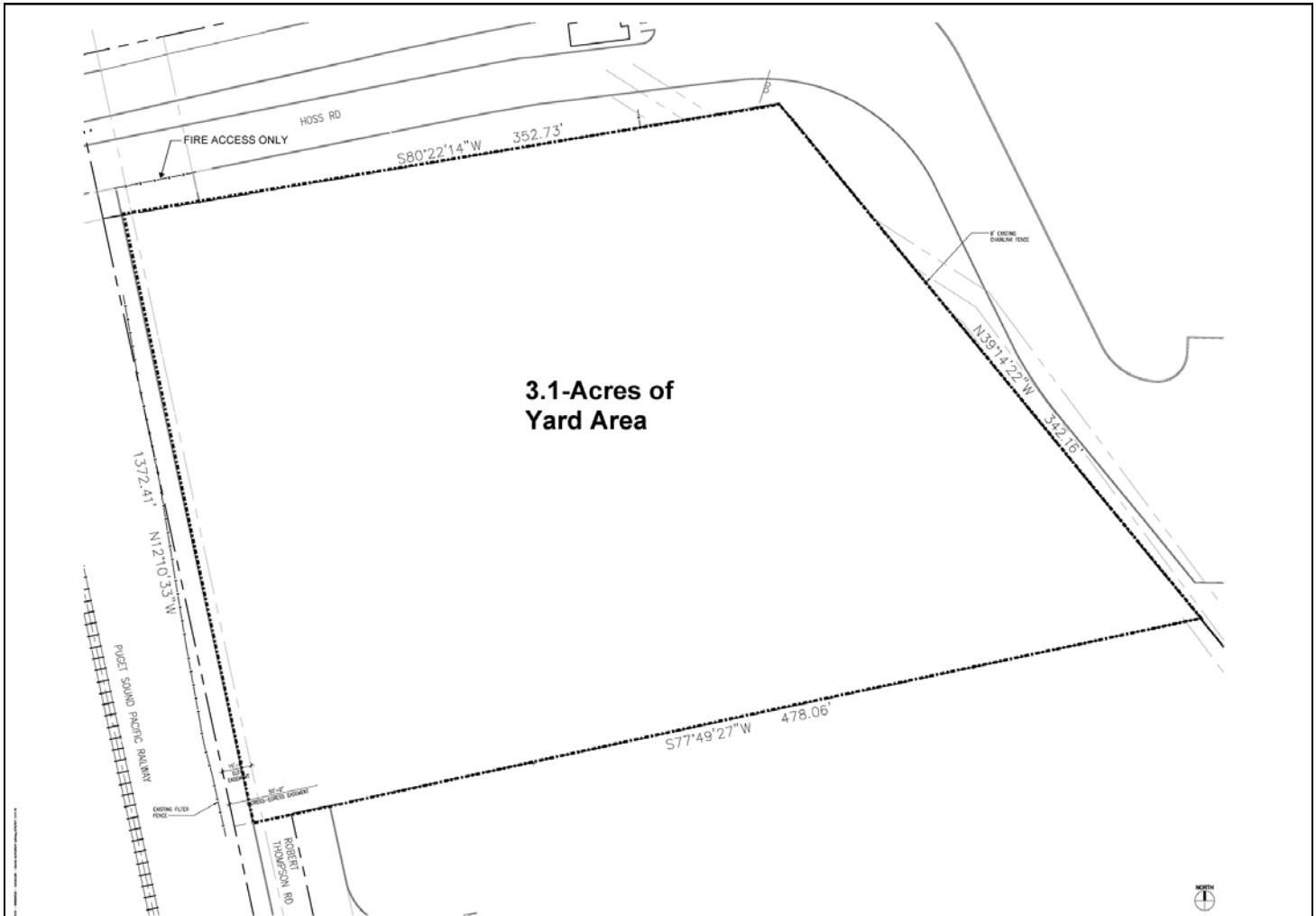


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WHY THIS SITE WINS

Centralia North Land is the final remaining parcel within the 100-acre Centralia North Corporate Park. The 3.45-acre site is shovel-ready with utilities stubbed, grading complete, and access in place.

Located within the Port of Centralia Industrial Park II, the site offers a streamlined path to development at much lower risk than other sites.

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SUMMARY

This shovel-ready industrial site eliminates the delays, uncertainty, and upfront costs of developing raw land. With major infrastructure and entitlements already completed, buyers can move directly to vertical construction.

Completed Improvements

- Storm pond and full drainage system
- Water, sewer, storm, gas, and power extensions to site
- Frontage improvements with turn lane, curb, gutter, and sidewalk
- Shovel-ready grading with structural fill
- **SEPA entitlement and grading permit in hand (up to 48,600 SF)**

Value Advantage

- **Over \$900,000** in completed improvements (onsite and offsite)
- Adds approximately **\$6.00/SF** in verified value
- Existing offsite storm facilities allow for approximately **20,000 SF of additional developable area**
- Significantly reduces development timeline and capital risk tied to existing entitlements, and onsite and offsite improvements

Pricing

- **Offered at ~ \$11.00/SF (including improvements)**
- Results in an Adjusted Land Value of \$5.00/sf, after accounting for \$6.00/sf of value advantage described above

Bottom Line

A premium, shovel-ready industrial site competitively priced with vacant land—delivering immediate build readiness, cost certainty, and faster time to market.

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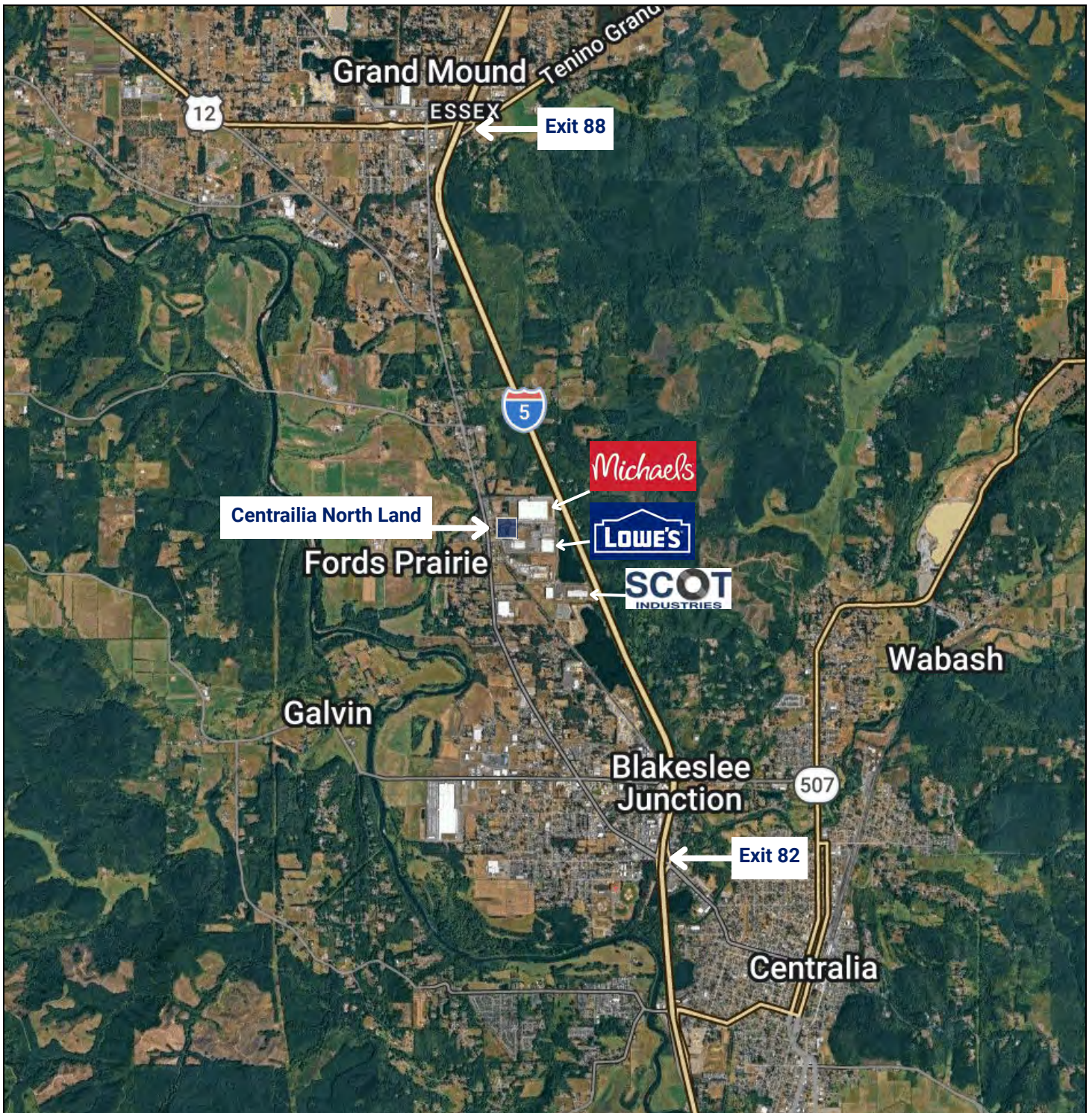


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