

BENAROYA CENTRALIA LOGISTICS CENTER

INTRODUCING THE LARGEST SHOVEL-READY SITE AVAILABLE IN THE PACIFIC NORTHWEST



Conceptual Building

1.8 MILLION SF READY TO BUILD TODAY FOR SALE OR LEASE | INDUSTRIAL | BUILD-TO-SUIT

Centralia Logistics Center is strategically located in the Port of Centralia master-planned industrial park with rail service available from Burlington Northern and Union Pacific. Situated halfway between the premier west coast ports of Seattle, Tacoma and Portland, it has easy access to Interstate-5, which connects and serves all three ports.

- Fully Permitted & All Utilities to Site
- 100% Usable Land = Exceptional Cost Savings
- Rail Available
- Flexible Design Options
- Above 100-Year Floodplain
- Established Logistics Community
- Accelerated Permitting = Rapid Start

Benaroya Centralia Logistics Center is perfectly suited for companies seeking a state-of-the-art facility with an excellent distribution pipeline to the West Coast.

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NAI Puget Sound
Properties

3600 136th Pl. SE, Suite 250
Bellevue, WA 98006
www.benaroya.com

 **Benaroya**

BENAROYA CENTRALIA LOGISTICS CENTER

I-5 Corridor

WHY CENTRALIA?

STRATEGIC LOCATION

Centrally located between Seattle and Portland • Low cost of living

SUPERIOR ADVANTAGES

No corporate income tax • No inventory tax • No unitary tax • B&O tax credit for new employees • Sales tax exemption on new construction • Lowest property taxes in the region

BUSINESS FRIENDLY

Accelerated permitting process • Approvals and support firmly in place - no outstanding issues or hurdles that could impact project schedule and development • Extraordinary support by port, government officials, chamber of commerce, services partners

ABUNDANT NEIGHBORHOOD AMENITIES

Centralia factory outlets, Centralia College, Borst Park NW sports hub and Providence Hospital

PLENTIFUL LABOR POOL & WORKFORCE TRAINING

Customized worker training grants available • Low labor cost

GREAT CORPORATE NEIGHBORS

Established distribution community including Michaels Distribution Center, Lowes Lumber Distribution Center, Weyerhaeuser, Silver State Armory, Alliance Carpet/Mohawk Industries, Cardinal Glass, Braun NW, Lewis County Forest Products, Fred Meyer Distribution Center, High Loft Northwest, Scot Industries & Millard Refrigerated Services



Centralia College

WHY CENTRALIA LOGISTICS CENTER?

1,800,000 SF READY TO BUILD TODAY

All approvals in place means predictability and rapid start with no unknowns. Eliminates risk; dramatically reduces time and cost.

SIGNIFICANTLY LOWER LAND COSTS THAN NORTHERN SITES

100% Usable Land because storm water detention is off-site • Lower taxes = significant savings • All approvals are in place = no delays, no additional legal or lobbying costs necessary • Lower traffic mitigation fees • No traffic moratorium

EXCELLENT TRANSPORTATION HUB

Easy access to I-5 North and South • Multi-operation rail interchange at Centralia with availability (all approvals in place) to site

MASTER PLANNED

Zoned: Port Master Plan (Industrial) • Foreign Free Trade Zone • Rail available

ESTABLISHED INFRASTRUCTURE

77 acres for sale • 100% useable land • All utilities to site • Rail available to site • Approved permits: SEPA, grading, Port Master Plan

ABOVE 100-YEAR FLOODPLAIN



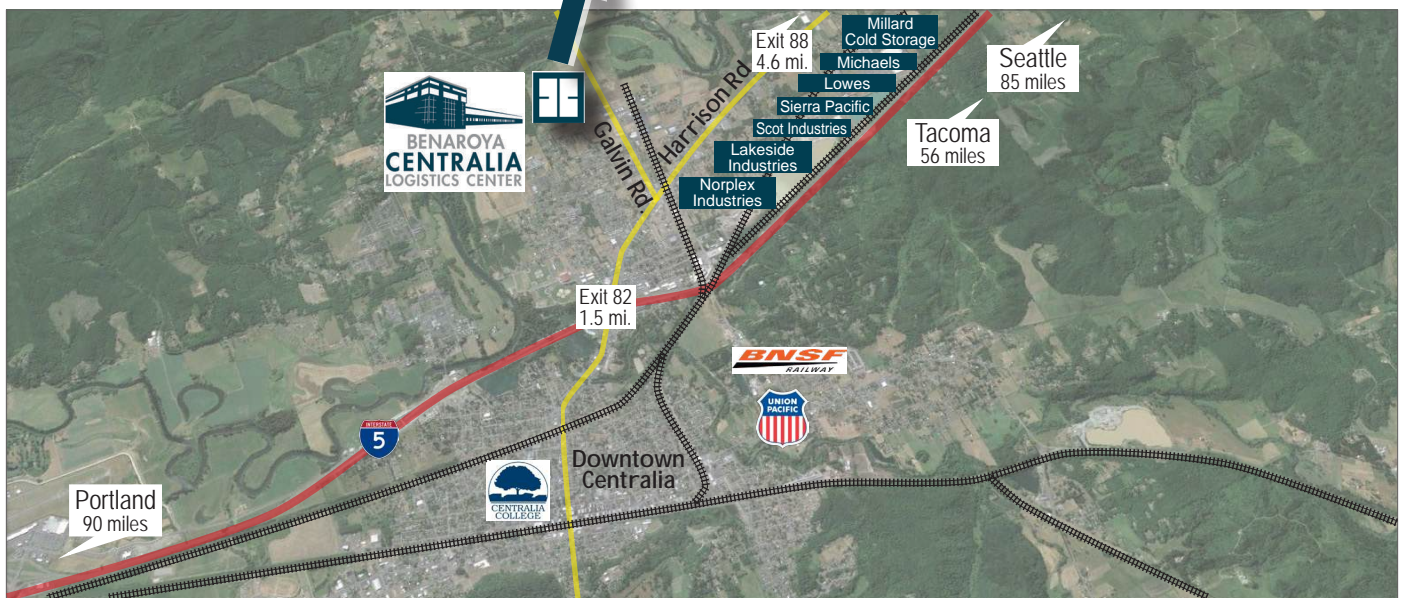
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SITE PLAN

4002 Galvin Road
Centralia, WA

The site is rail served.



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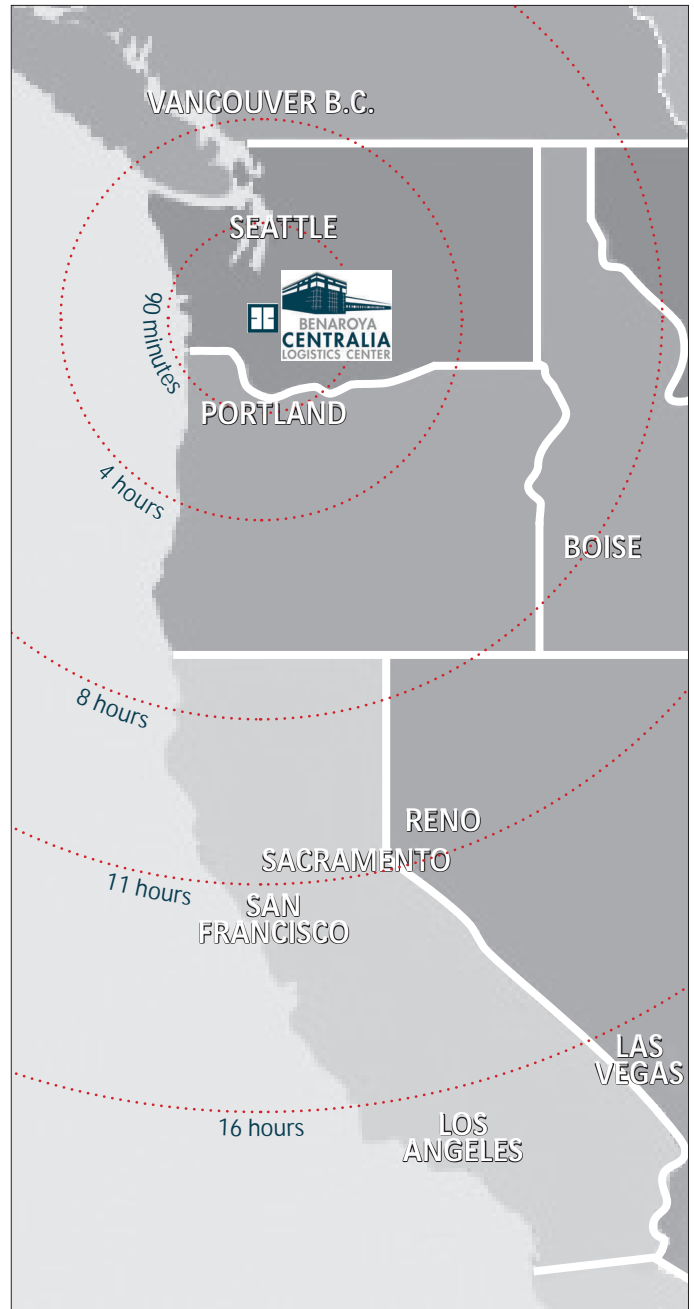
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STRATEGIC LOCATION

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DRIVING DISTANCES

Seattle, WA.....	85 miles
Portland, OR.....	90 miles
Vancouver, B.C.....	227 miles
Boise, ID.....	514 miles
Reno, NV.....	625 miles
San Francisco, CA.....	625 miles
Sacramento, CA.....	671 miles
Salt Lake City, UT.....	850 miles
Las Vegas, NV.....	1,050 miles
Los Angeles, CA.....	1,056 miles



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I-5 Corridor

BUILD-TO-SUIT OPTION 1



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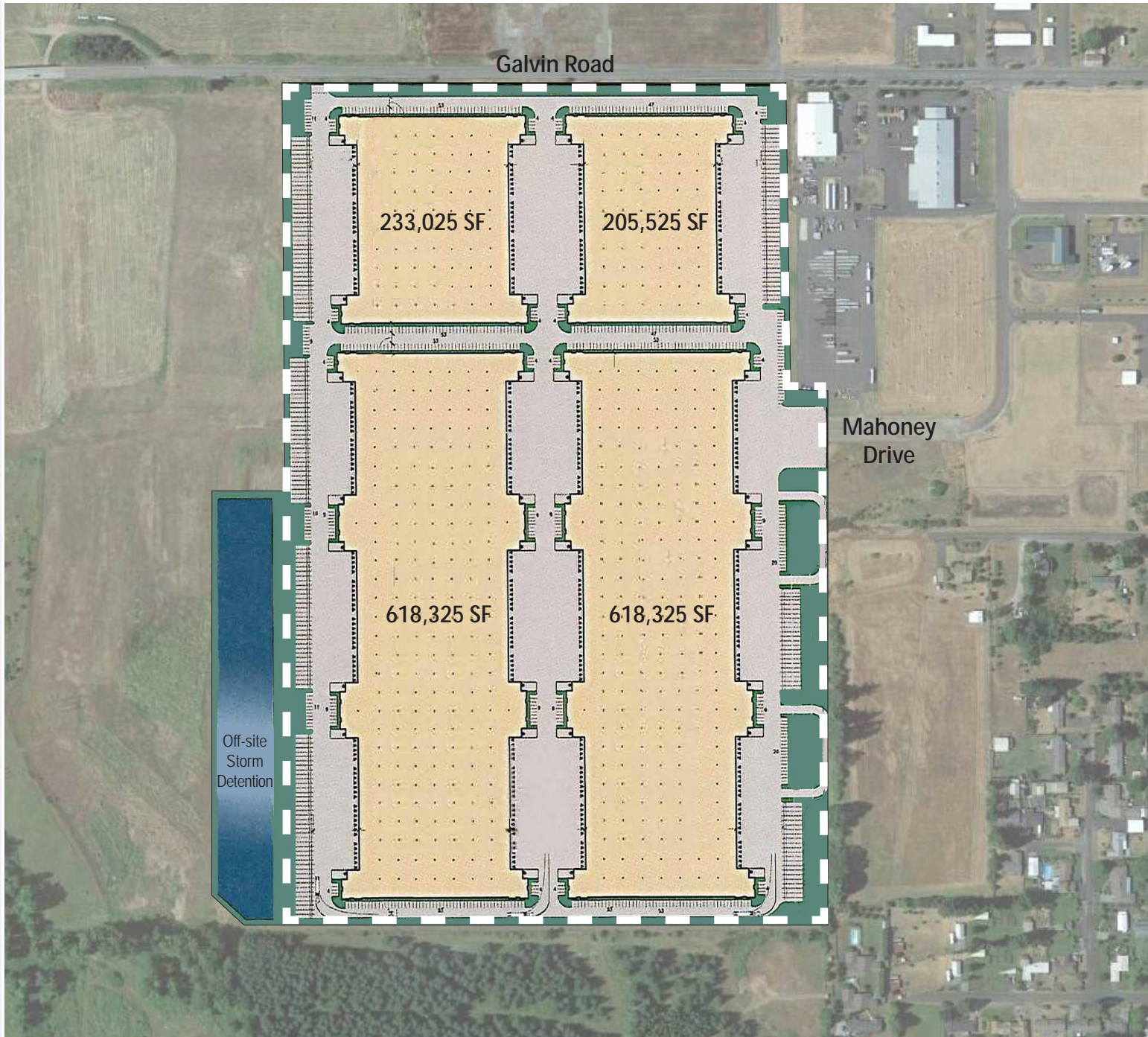
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BUILD-TO-SUIT OPTION 2



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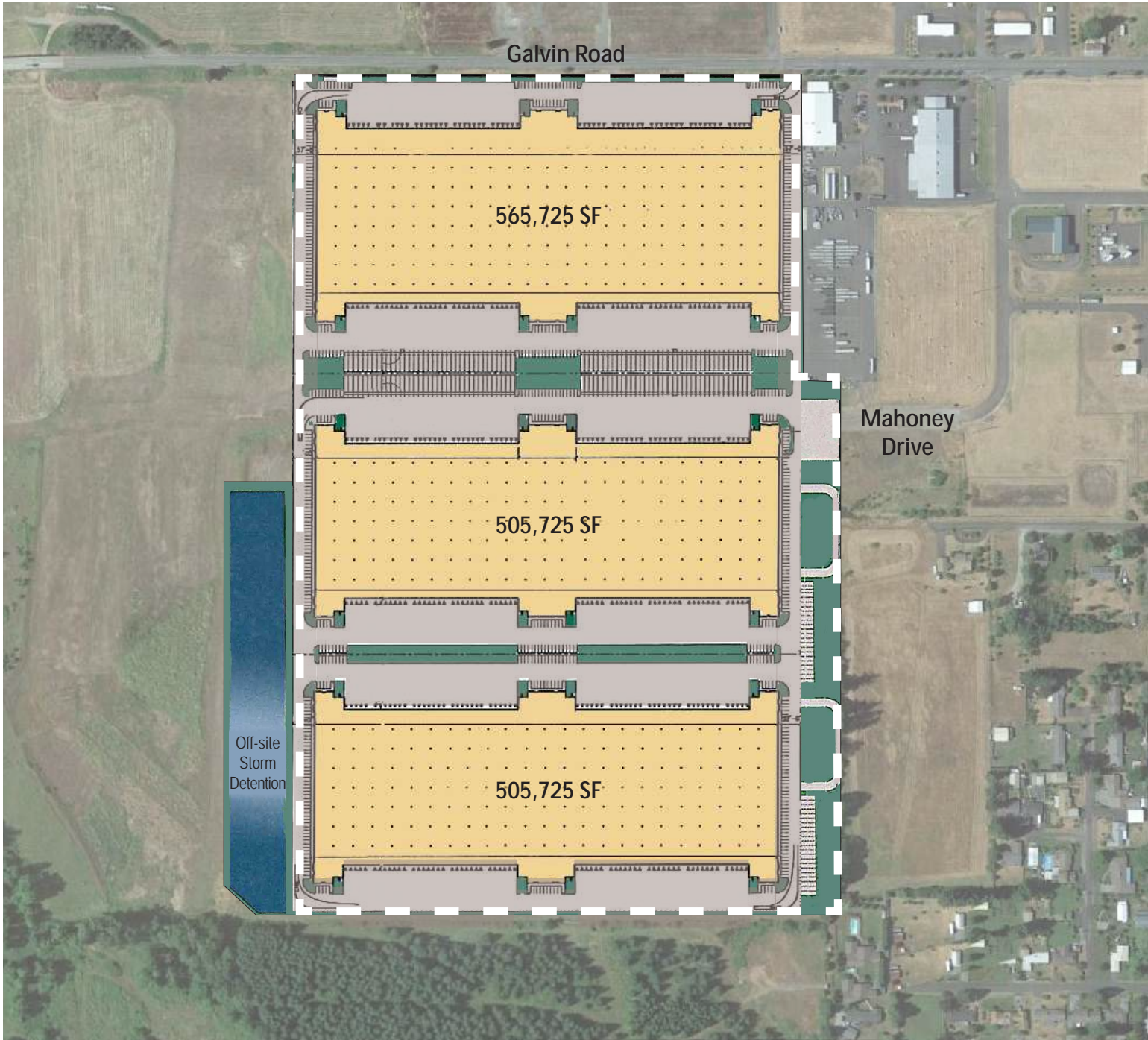
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BUILD-TO-SUIT OPTION 3



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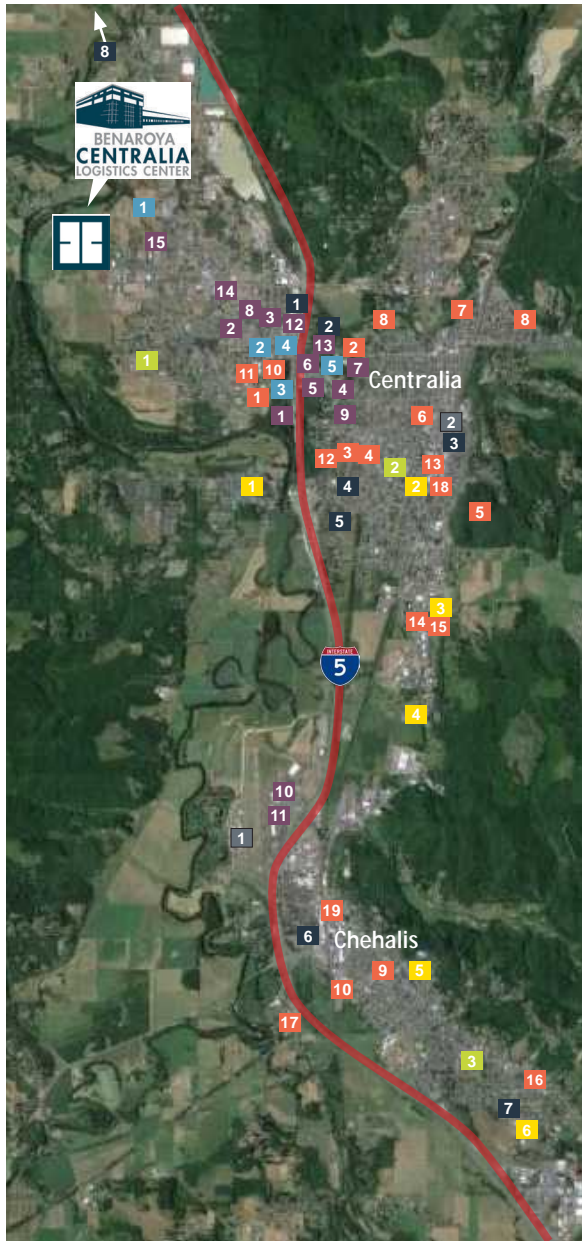
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AMENITIES MAP



SERVICES

1. Post Office
2. Columbia Bank
3. Wells Fargo
4. Chevron
5. Arco

MEDICAL

1. Providence Centralia Hospital
2. Washington Park Medical Center
3. Valley View Health Center
4. CBOC VA Clinic
5. Fesenius Medical Care Chehalis
6. Woodland Urgent Care Center

HOTELS

1. Motel 6
2. Quality Inn
3. McMenamins Olympic Club
4. Lakeview Inn
5. Peppermill Empress Inn
6. Holiday Inn Express & Suites
7. Best Western Plus Park Place Inn & Suites
8. Great Wolf Lodge Resort

EDUCATION

1. Centralia High School
2. Centralia College
3. WF West High School

TRANSPORTATION

1. Chehalis -Centralia Airport
2. Amtrak Station

RETAIL & RESTAURANTS

1. Safeway
2. Bill & Bea's
3. GG's Teriyaki & Sushi
4. Country Cousin Restaurant
5. Quizno's
6. VF Outlets
7. Panda Inn
8. Rite Aid
9. Peking House
10. Walmart
11. Twin City Town Center
12. Centralia Station & Outlet Mall
13. Burgerville
14. Ace Hardware
15. Dick's Brewing Company

RECREATION

1. Fort Borst Park & NW Sports Hub
2. Riverside Park
3. Cedar Street Park
4. Noble Field
5. Seminary Hill Natural Area
6. George Washington Park
7. Parkin Park
8. Logan Park
9. YMCA
10. Thorbeckes Fitlife Centers (2 locations)
11. Centralia Swimming Pool
12. Anytime Fitness
13. Embody Movement Studio
14. Fitscape Health Club
15. Curves
16. The Pacific Athletic Center
17. Railroad Museum
18. Fox Theater
19. Lewis County Historical Museum