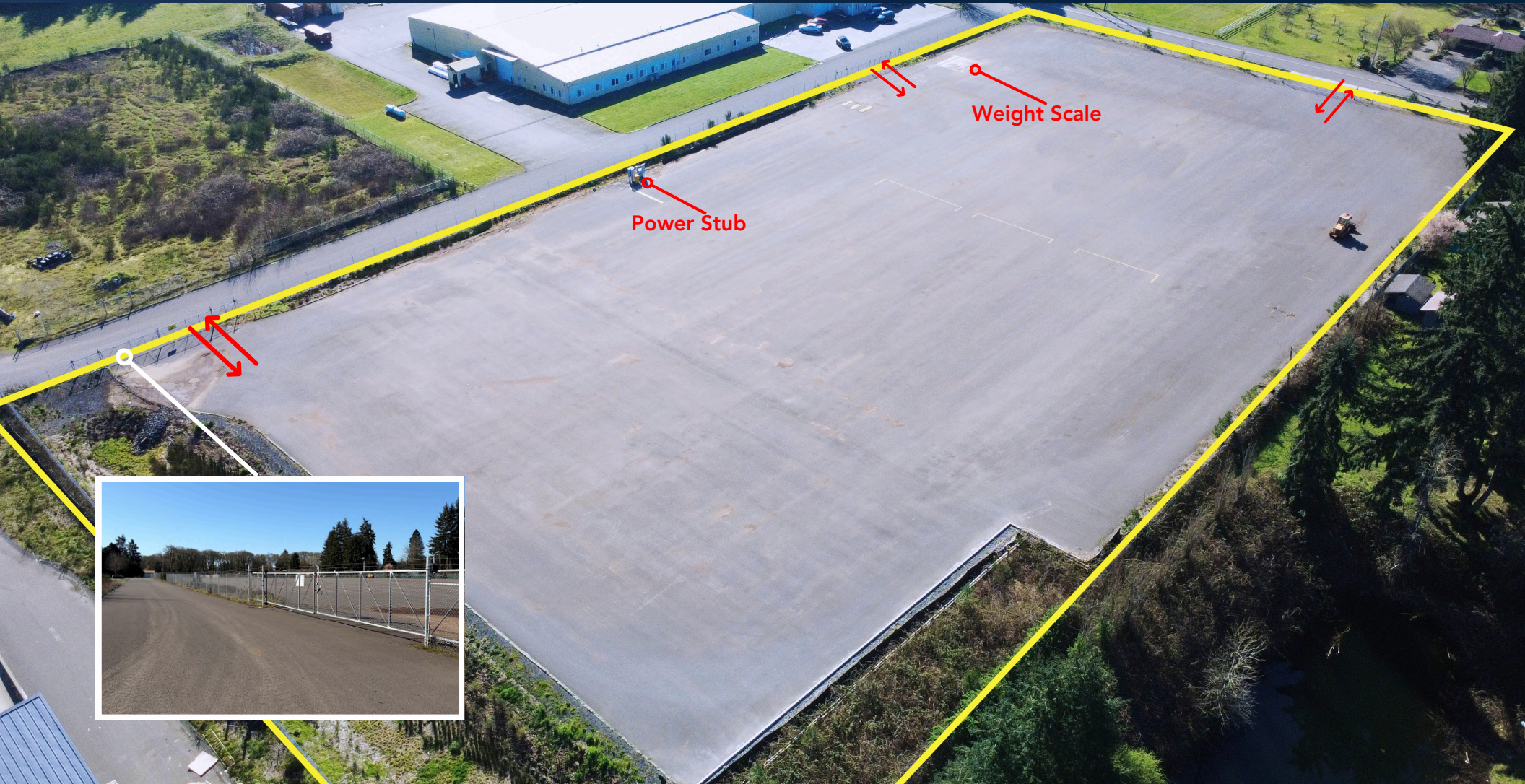


LAYDOWN CONTRACTOR YARD

3001 BENNETT RD | CENTRALIA, WA

3.81 ACRES **FOR
LEASE**



Jack Crane | Vice President
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Jeff Crane | Principal
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 **THE ANDOVER
COMPANY, INC.**
CORFAC INTERNATIONAL

PROPERTY HIGHLIGHTS

Strategically located in the heart of Centralia, this industrial contractor's yard offers convenient access to I-5, ample space for equipment or storage, and a practical setting for industrial or service-based operations.

- Address: 3001 Bennett Rd | Centralia, WA
- 5.01 Total Acres - 3.81 Usable Acres
- Fully Paved & Fenced
- Three Points of Ingress/Egress
- Power stubbed to E Central Boundary of Site (600 amps of 277/480V 3phase power)
- Weight Scale On-Site
- M2 Industrial Zoning
- Approximately 90 Miles to Both Seattle & Portland
- Available on 30 Days Notice
- Lease Rate of \$11,000/Month, NNN



3001 BENNETT RD | CENTRALIA, WA | NEARBY BUSINESSES



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The information contained herein was obtained from sources believed reliable; however, The Andover Company, Inc. makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.

3001 BENNETT RD | CENTRALIA, WA

DRIVE TIMES & GEOGRAPHY

- ±2 miles / 5 minutes to I-5 access
- ±25 miles / 25 minutes to Olympia, WA
- ±55 miles / 60 minutes to Tacoma, WA
- ±90 miles / 90 minutes to Seattle, WA
- ±90 miles / 90 minutes to Portland, OR