



# FOR SALE OR LEASE

1001 SW Interstate Avenue, Chehalis

[www.rants-group.com](http://www.rants-group.com)



**FOR SALE: \$5,500,000**

**FOR LEASE: \$13.95/PSF (\$36,665.00/Mo.,NNN)**

*Centrally Located Between Seattle and Portland*

*Fantastic I-5 Frontage*

*Daily Traffic Count - approximately 50,000*

**31,539 sq.ft. Building**

- Constructed in 2007
- 9,900 sf Showroom
- 18,839 sf Shop
- 2,800 sf 2nd Floor Office
- 8.73 Acres
- Zoned CF (Freeway Commercial)
- Additional 2.35 acres of land also available for lease @ \$5,000/month

**The Rants Group**

724 Columbia St. NW, Suite 200

Olympia, WA 98501

Phone (360) 943-8060

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[www.rants-group.com](http://www.rants-group.com)

**Shelley Foltz**

Commercial Agent

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## I-5 Uhlmann RV

For Lease



### Sustainability/Green Building

LEED Cert: No  
Energy Star Cert: No

I-5 Uhlmann RV  
1001 SW Interstate Avenue  
Chehalis WA 98532  
Lewis County

[Property Website Link](#)

### Building Information

Building Status: Existing  
Total Building SF: 31,539  
Net Rentable Area: 31,539  
Total Office SF: 2,800  
Total Retail SF: 9,900  
Total Industrial SF: 18,839  
Year Built: 2007  
Sprinklers: Yes  
Construction Type: Steel  
# of Buildings: 1  
# of Floors: 2

### Location

Market Area: Chehalis

### Property Information

Tax ID #s: 005871071024  
Total Land SF: 380,278  
Acres: 8.73  
Investment: No  
Owner User: Yes

### Building/Property Comments

#### Public Building Comments

31,539 square foot building, situated on 8.73 acres, centrally located between Seattle and Portland. Fantastic I-5 frontage with daily traffic count of approximately 50,000. Building consists of 9,900 sf showroom, 2,800 sf 2nd floor office and 18,839 sf shop.

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### Space Information (Listing # 464829)

Asset Class: Retail, Office  
Lease Type: NNN  
Status: Available  
Availability: Occupied  
Date Avail: 12/23/2009  
Entire Floor: Yes  
Sub Lease: No  
Move In: Immediately  
Frontage: I-5

Days on Mkt: 6  
Rent Min: \$ 13.95 /sf  
Rent Max: \$ 13.95 /sf  
Tot Monthly Rent: \$ 36,664  
NNN Expenses:  
Avail SF: 31,539  
Divide To SF: 31,539

Agent: Shelley Foltz  
Email: [shelley@rants-group.com](mailto:shelley@rants-group.com)  
Office Phone: (360) 943-8060  
Phone: (360) 943-8060  
Company: Rants Group, The  
LOC: 2.5  
Exclusions: No  
Last Modified: 12/24/2009

### Listing Broker Comments:

31,539 square foot building, situated on 8.73 acres, centrally located between Seattle and Portland. Fantastic I-5 frontage with daily traffic count of approximately 50,000. Building consists of 9,900 sf showroom, 2,800 sf 2nd floor office and 18,839 sf shop. Additional 2.35 acres retail/land site also available for lease (\$5,000.00 per month). Property is also for sale.

### For Sale Information

Listing #	Status	Price	Asset Class	Company	Broker	Phone
464827	Available	\$5,500,000	Retail, Office	Rants Group, The	Shelley Foltz	360-943-8060

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**Shelley Foltz**  
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