



FOR SALE OR LEASE

1500 NW State Avenue, Chehalis

www.rants-group.com



FOR SALE: \$3,750,000

FOR LEASE: \$6.00 - \$8.50/PSF (NNN)

Four Buildings on 7.69 Acres:

- 20,975 sf former Ford Bldg (\$8.00 psf)
- 7,150 sf former Toyota Bldg (\$8.50 psf)
- 2,936 sf detail shop (\$6.00 psf)
- 1,440 sf paint booth (\$7.75 psf)
- Additional 2.09 acres at north end of property included if purchased
- Zoned CF (Freeway Commercial)
- Perfect for auto sales/service or other retail uses

CHEHALIS RETAIL SITE Former Ford/Toyota Property

Centrally Located Between Seattle and Portland

Great Visibility and Access from Interstate 5

Daily Traffic Count - Approximately 50,000

Close Proximity to Wal-Mart, I-5 Toyota, Home Depot and Other National Retail Tenants

The Rants Group
724 Columbia St. NW, Suite 200
Olympia, WA 98501

Phone (360) 943-8060
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www.rants-group.com

Shelley Foltz
Commercial Agent
shelley@rants-group.com



This information, while obtained from sources we deem reliable, is not guaranteed. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective buyer or tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



SALE / LEASE INFORMATION

1500 NW State Avenue, Chehalis

Uhlmann Ford/Toyota

For Lease



Uhlmann Ford/Toyota
1500 NW State Ave
Chehalis WA 98532
Lewis County
[Property Website Link](#)

Building Information

Building Status: Existing
Total Building SF: 32,501
Net Rentable Area: 32,501
Total Retail SF: 32,501
Year Built: 1976
Sprinklers: Yes
Security System: No
of Buildings: 4
of Floors: 1

Location

Market Area: Chehalis
Cross Street: I-5 Exit 79

Property Information

Tax ID #s: 005659003000
005605081002
Total Land SF: 426,016
Acres: 9.78
Zoning: General Commercial
Investment: No
Owner User: No

Sustainability/Green Building

LEED Cert: No
Energy Star Cert: No

Building/Property Comments

Public Building Comments

4 buildings, situated on 7.69 acres, plus 2.09 acres to the north. Situated east of exit 79 with great visibility and access from I-5. This property is perfectly suited for auto sales and/or service, or other retail uses. Situated close to Wal-Mart, I-5 Toyota, Home Depot and other national retail tenants.

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Space Information (Listing # 464761)

Asset Class: Retail	Days on Mkt: 66	Agent: Shelley Foltz
Lease Type: NNN	Rent Min: \$ 6.00 /sf	Email: shelley@rants-group.com
Status: Available	Rent Max: \$ 8.50 /sf	Office Phone: (360) 943-8060
Date Avail: 12/21/2009	Tot Monthly Rent: \$ 21,443	Phone: (360) 943-8060
Entire Floor: No	NNN Expenses:	Company: Rants Group, The
Sub Lease: No	Avail SF: 32,501	LOC: 3.0
Move In: Immediately	Divide To SF: 1,440	Exclusions: No
Frontage: I-5		Last Modified: 2/24/2010

Listing Broker Comments: 4 Buildings situated on 7.69 acres (2.09 acres to the north excluded for lease). Situated east of exit 79 with great visibility and access from I-5. This property is perfectly suited for auto sales and/or service, or other retail uses. Located close to Wal-Mart, I-5 Toyota, Home Depot and other national retail tenants. Buildings may be leased together or individually. Former Ford, 20,975 sf @ \$8.00/psf, Former Toyota 7,150 sf @ \$8.50/psf Detail Shop 2,936 sf @ \$6.00/psf & Paint Both 1,440 sf @ \$7.75/psf. Also for Sale \$3,750,000.

For Sale Information

Listing #	Status	Price	Asset Class	Company	Broker	Phone
464826	Available	\$3,750,000	Retail, Office	Rants Group, The	Shelley Foltz	360-943-8060

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Sale/Lease Information

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**Former
Ford Building
20,975 sf**



**Paint Booth
1,440 sf**



**Former
Toyota Building
7,150 sf**



**Detail Shop
2,936 sf**

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