



FOR SALE. FOR LEASE.
FOR YOU.

LAND FOR SALE

2050 NW Louisiana Avenue, Chehalis

www.rants-group.com



\$6,000,390 - \$14.50 psf

Great Retail Land with Interstate 5 Exposure

9.50 Acres (Divisible) Situated to the north of I-5 Toyota

Ready for Retail Development

Fully Filled and Graded

Zoned General Commercial

Neighboring Tenants Include: I-5 Toyota, Wal-Mart,

Walgreens, Radio Shack, Wendys, McDonalds & Other National Tenants.

**Extension of Airport Road connecting I-5 Exit 79 and Exit 81 being
constructed with expected opening 2014.**



Shelley Foltz, Commercial Broker
shelley@rants-group.com



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I-5 Retail Land

CBA ID # 464482



I-5 Retail Land
 2050 NW Louisiana Ave
 Chehalis WA 98532
 Lewis County

Mkt Area 720: Chehalis
[Property Website Link](#)

List Price: **\$ 6,000,390**
Status: **Available**
Asset Class: **Retail, Land**

Listing Information

Days on Market: 709
 Land \$/SF: \$ 14.50
 Land \$/Acre: \$ 631,620.00
 SOC: 2.5
 SOC Exclusions: No
 Call Listing Agent: No
 View With Discretion: No

Property Information

Building Status: Land
 Tax ID #s: 021612011002
 Sprinklers: No
 Structure on Site: No
 Owner Will Build to Suit: No

Land Information

Total Land SF: 413,820
 Acres: 9.50
 Zoning: GC
 Dividable: Yes
 Land Use: Retail

Sustainability/Green Building

LEED Cert: No
 Energy Star Cert: No

Additional Information

Public Property Comments

Retail land site with Interstate 5 frontage. Exit I-5 at Exit 79. Land is situated on the north side of I-5 Toyota, Chehalis.

Listing Comments

Great retail land site with Interstate 5 exposure. Exit I-5 at exit 79. Property is 9.5 acres, situated north of I-5 Toyota. Ready for retail development, fully filled and graded. Neighboring tenants include I-5 Toyota, Wal-Mart, Walgreens, Radio Shack, Wendys, McDonalds and others. Extension of Airport Road connecting I-5 Exit 79 and Exit 81 being constructed with expected opening 2014.

Asset Class Information - Land

Land Details:

Topography: Flat

Access:

Access From: Louisiana

Utilities:

Sanitary Sewer: Yes
 Water: Yes
 Electricity: Yes
 Storm Sewer: Yes

Contact Information

Listing Agent: [Shelley Foltz, CCIM](#) Phone: (360) 943-8060 Email: shelley@rants-group.com
 Listing Office: Rants Group, The Phone: (360) 943-8060 City: Olympia WA

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