

OFFERING MEMORANDUM

# RARE OWNER/USER OPPORTUNITY REMAN MILL & LUMBER YARD

98 US 101, HOQUIAM, WA 98550

*Sale Price*

**\$2,950,000**

18-ACRES (784,080 SF) | \$3.76/SF (LAND)



PROPERTY PHOTOS



PROPERTY VIDEO

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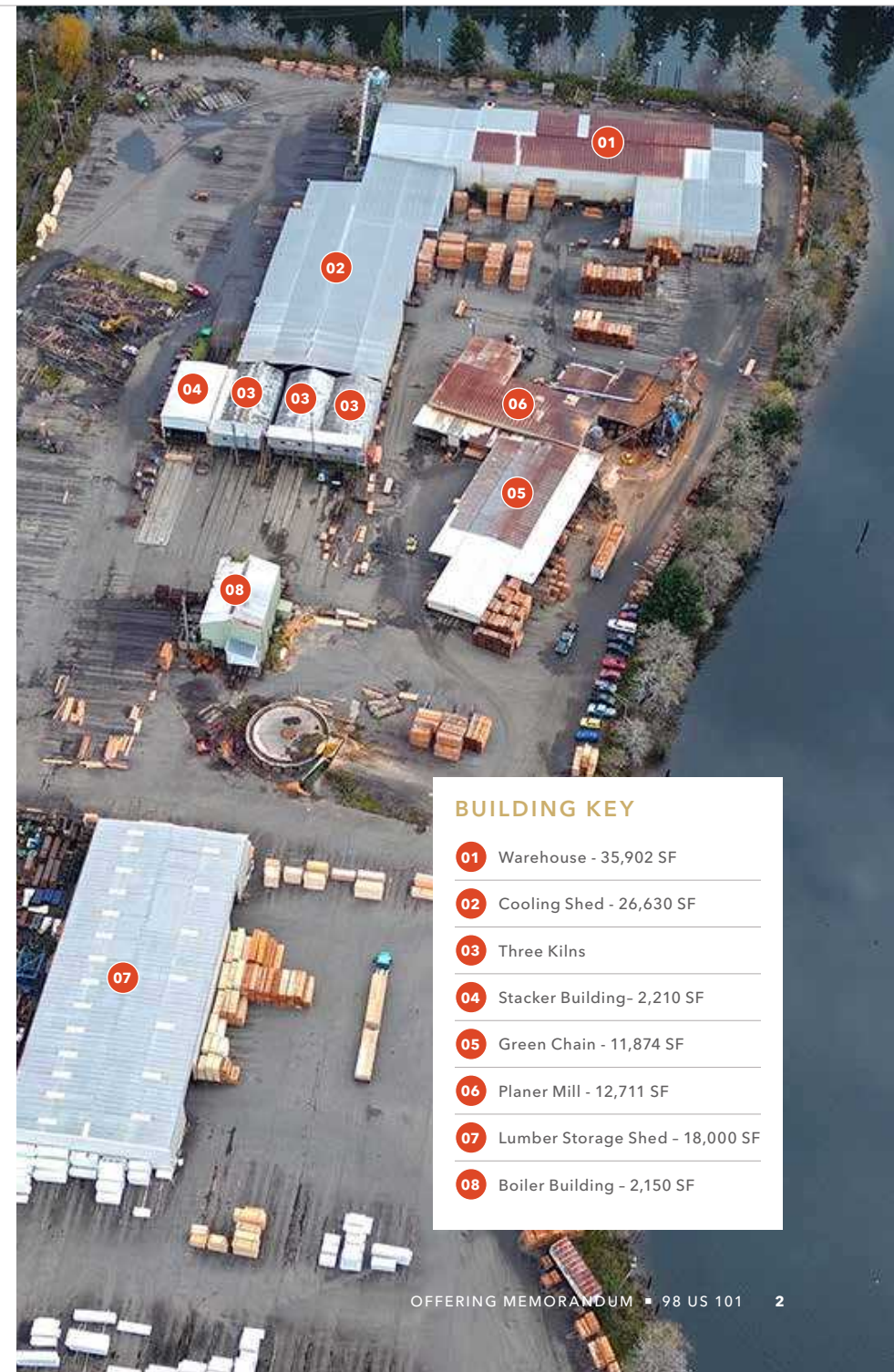
## PROPERTY HIGHLIGHTS

|                     |                                                                                                                                                          |
|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| ADDRESS             | 98 US Hwy 101, Aberdeen, WA                                                                                                                              |
| TOTAL LAND AREA     | 18 Acre (784,080 SF) parcel                                                                                                                              |
| USE                 | Reman Mill / Lumber Yard                                                                                                                                 |
| # OF BUILDINGS      | 8                                                                                                                                                        |
| FEATURES            | <ul style="list-style-type: none"> <li>• Ample yard and parking</li> <li>• Fire sprinklers</li> <li>• Pole mounted lights throughout property</li> </ul> |
| ZONING MUNICIPALITY | Grays Harbor                                                                                                                                             |
| ZONING              | I-2 (Industrial District) <a href="#">Download Zoning Map</a><br><a href="#">Download Zoning Table</a>                                                   |
| EQUIPMENT           | Some included, some sold separately - please contact brokers for more information                                                                        |

This is a rare opportunity to acquire a fully operational reman mill and lumber yard situated on an expansive 18-acre parcel in Hoquiam, Washington. The property features industrial I-2 zoning and eight purpose-built buildings, including a 35,902 SF warehouse, three kilns, a planer mill, green chain, cooling shed, and dedicated lumber storage facilities.

The site is designed to support large-scale lumber processing and distribution, with substantial yard area, heavy power, and efficient circulation throughout the property. The configuration offers immediate operational functionality while also providing flexibility for future expansion or adaptation to related industrial uses. With direct highway access and a layout that supports both processing and outdoor storage, the property is well-suited for owner/users seeking a turnkey industrial campus.

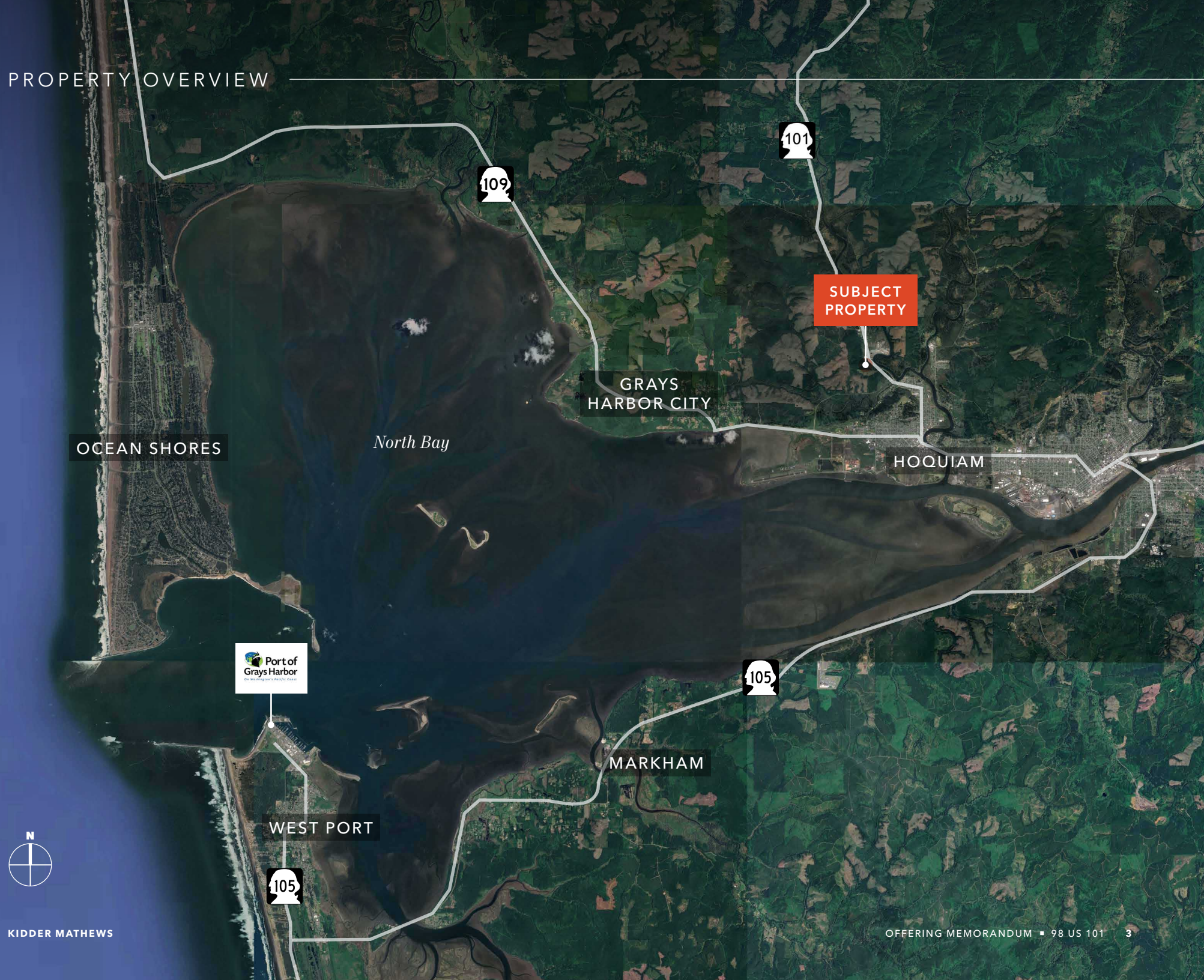
Located in Grays Harbor, a region with deep roots in the timber and wood products industry, this property presents a compelling opportunity for established operators looking to own and control a strategically positioned facility in the Pacific Northwest.



### BUILDING KEY

- 01 Warehouse - 35,902 SF
- 02 Cooling Shed - 26,630 SF
- 03 Three Kilns
- 04 Stacker Building - 2,210 SF
- 05 Green Chain - 11,874 SF
- 06 Planer Mill - 12,711 SF
- 07 Lumber Storage Shed - 18,000 SF
- 08 Boiler Building - 2,150 SF

## PROPERTY OVERVIEW



PROPERTY OVERVIEW



SUBJECT  
PROPERTY



OLYMPIA

PORTLAND

SEATTLE

KENT

TACOMA

SUMNER

PUYALLUP

HOQUIAM

DRIVE TIMES

SEATTLE 115 Miles  
2hrs 15mins

TACOMA 85 Miles  
1hr 35mins

OLYMPIA 55 Miles  
1hr 5mins

PORTLAND 149 Miles  
2hrs 43mins

## WAREHOUSE



35,1902 SF

Clear Height 20'-24'

2 Grade Level Doors

Heavy Power Available

500 SF Office and Restroom

Concrete Slab Foundation

## COOLING SHED



26,630 SF

Attached to Warehouse

Clear Height 20'-24'

Concrete Slab Foundation

Direct Access from Kilns

## KILNS



Three Kilns

±7,107 SF

Concrete Slab Foundation

Direct Access to Cooling Shed

Metal Construction

## STACKER BUILDING



2,210 SF

Clear Height: 22'-24'

Metal Construction

Concrete Slab Foundation

## GREEN CHAIN



11,874 SF

Clear Height 15'-17'

Attached to Planer Mill

Metal Construction with Exposed Metal Framing

Concrete Slab Foundation

## PLANER MILL



12,711 SF

Clear Height 15'-17'

Attached to Green Chain Building

Metal Construction with Exposed Metal Framing

Concrete Slab Foundation

## LUMBER STORAGE SHED



18,000 SF

Metal Construction, Metal Framing

Concrete Slab Foundation

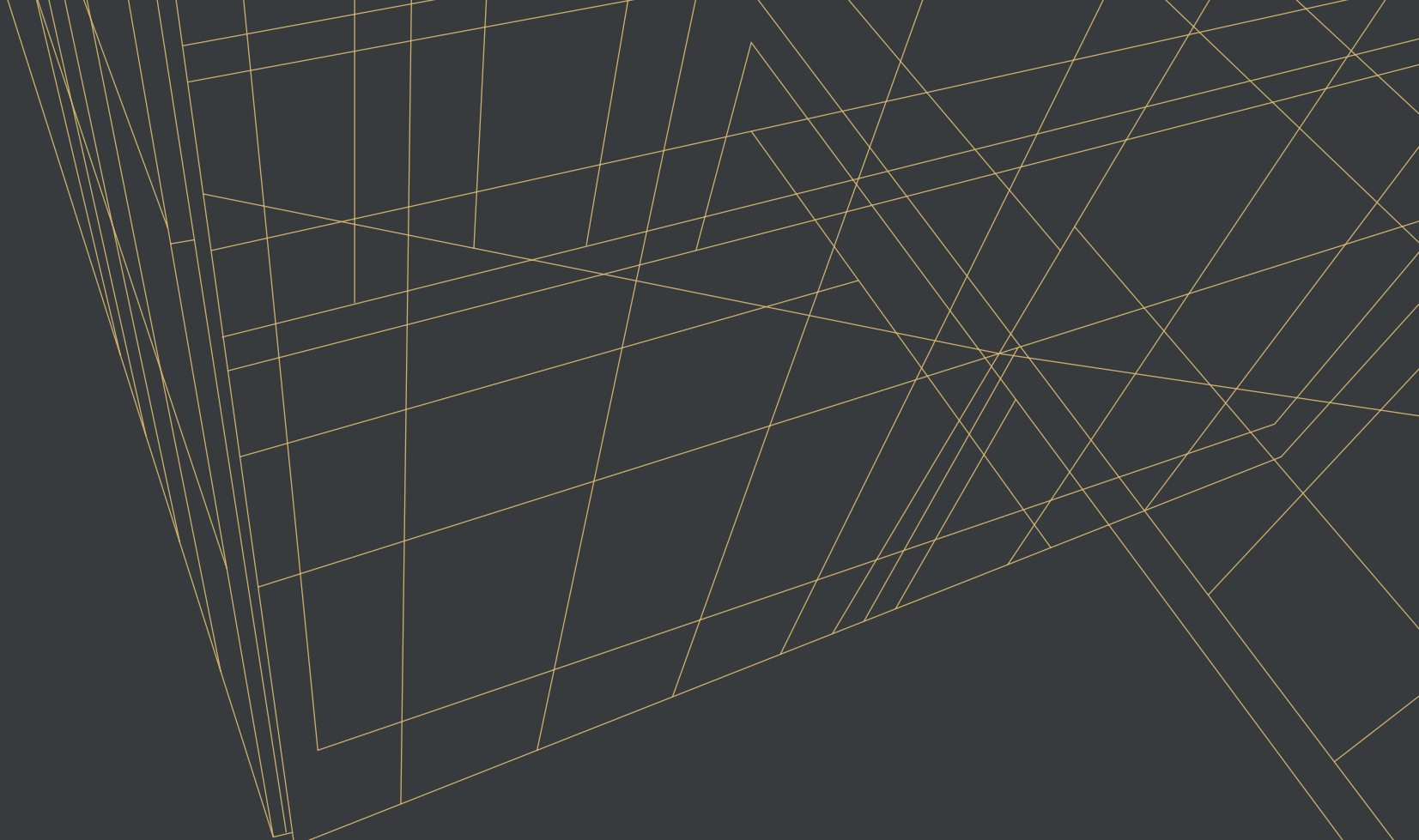
## BOILER BUILDING



2,150 SF

Metal Construction, Metal Framing

Concrete Slab Foundation



*Exclusively listed by*

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