Kidder Mathews

CENTRALIA, WA 98531



2400 COMMERCIAL RD

Industrial Space For Sale

47,826	±8.12	±4.96	M-2
BUILDING SF	TOTAL LAND AC	EXCESS LAND AC	HEAVY INDUSTRIAL

PROPERTY HIGHLIGHTS

- Single-story warehouse with ±7,652 SF office and ±40,174 SF warehouse
- 16'-18- clear height, 6 drive-in doors and 1 DH door with covered loading
- ±4.96 AC excess parcel ready for future development, yard, or outside storage
- 800A, 3-phase power; LED lighting; paved truck court and parking
- Approximately 0.25 miles to I-5; midway between Seattle and Portland
- Flood Zone C, outside the 100 and 500 year floodplains
- Legal conforming M-2 use with no open zoning, building, or fire code violations

OFFERING

SALE PRICE	$4,556,950
BUILDING & UNDERLYING LAND	$3,586,950 $75.00 PSF
EXCESS LAND (4.96 ACRES)	$970,000.00 $6.50/Acre

Building can be purchased separately from adjacent land if desired

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BUILDING

TOTAL BUILDING	47,826 SF
WAREHOUSE	±40,174 SF
OFFICE	±7,652 SF (16%)
YEAR BUILT	1950 / Renovated 2000
CLEAR HEIGHT	16' - 18'
LOADING	6 grade-level / 1 dock-high
CONSTRUCTION	Steel & wood frame, metal skin
ROOF	Pitched metal panel
POWER	800A, 3-phase, 120/208V
HVAC	Office mini-splits; warehouse unit heaters
LIGHTING	LED
FIRE SPRINKLERS	None

SITE & UTILITIES

TOTAL LAND	±8.12 AC (3 parcels)
BUILDING SITE	±3.16 AC
EXCESS LAND	±4.96 AC
ZONING	M-2 Heavy Industrial
FRONTAGE	±650' on Bennett Rd
PARKING	52 striped and ±30 unmarked spaces
FLOOD ZONE	Zone C
WATER	City of Centralia (public)
SEWER	On-site septic
ELECTRICITY	Lewis County PUD
GAS	Propane (on-site tanks)
STORM WATER	On-site detention ponds

PARCELS & 2026 PROPERTY TAXES

Parcel	APN	AC	2026 Taxes
A - BUILDING	023587-001-000	2.00 AC	$12,580
B - SITE	023587-003-001	1.16 AC	$1,006
C - EXCESS LAND	023588-001-000	4.96 AC	$4,472
Total		**8.12 AC**	**$18,058**

Source: Lewis County Assessor/Treasurer, 2026 tax year.

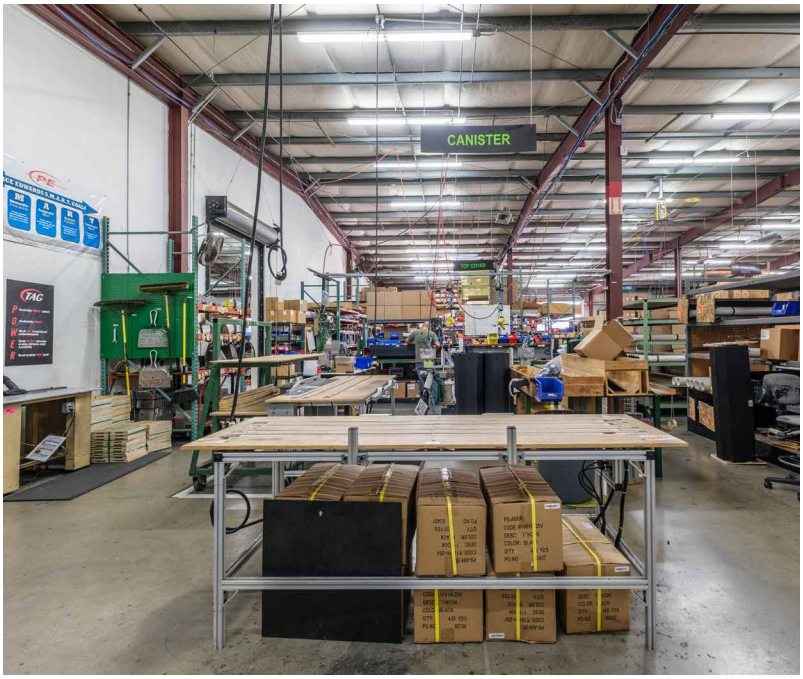
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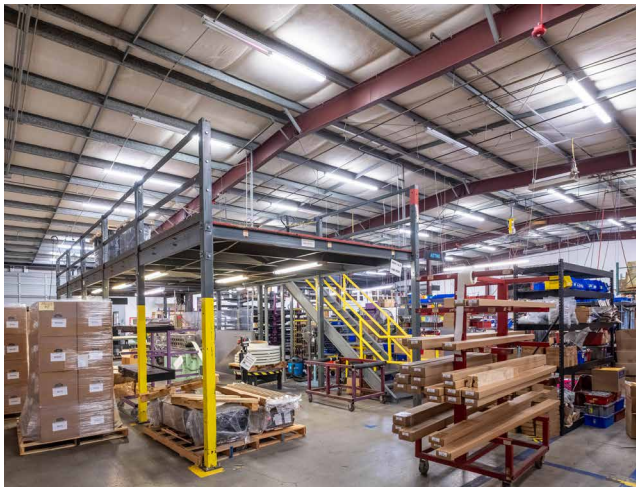
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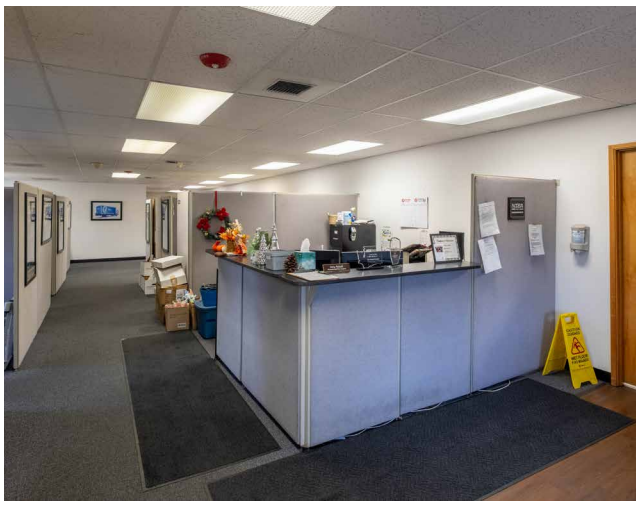


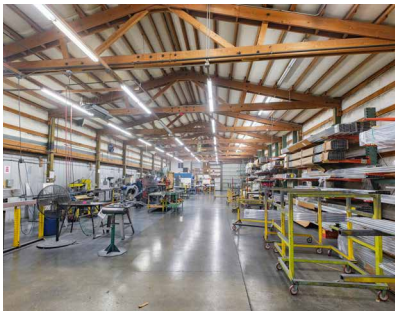








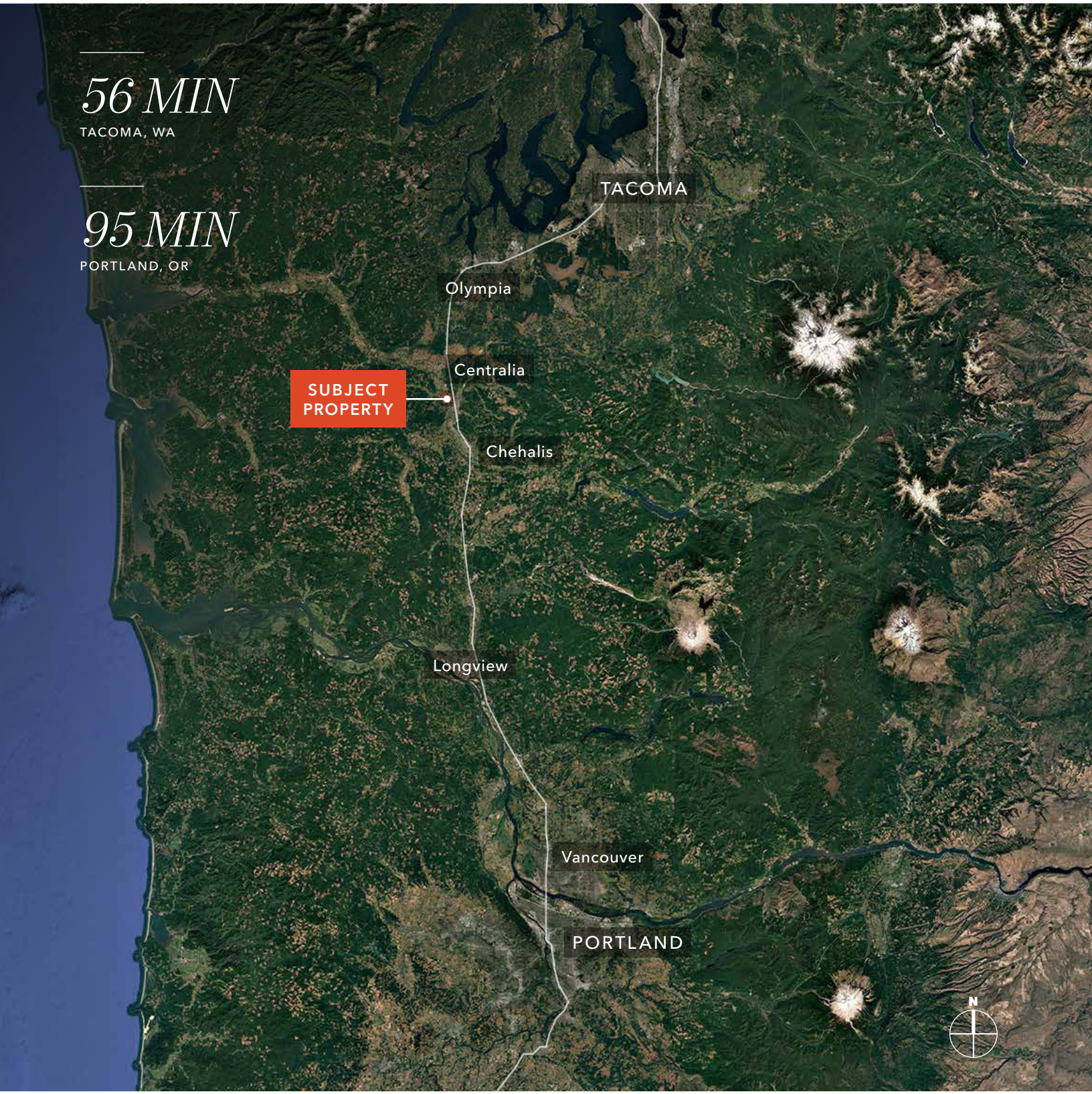






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