

# The Benaroya Company

## Pacific Northwest Regional Logistics Center | Winlock



### AVAILABLE FOR SALE

The 320-acre Pacific Northwest Regional Logistics Center is strategically located along the I-5 corridor. It is the largest remaining undeveloped contiguous land available in the Pacific Northwest and with SEPA and other entitlements completed, is a prime opportunity for industrial/distribution development of up to 5 million SF of buildings. The Pacific Northwest Regional Logistics Center is an ideal location for users, investors or freight forwarders to capitalize on the proximity to the fast growing population centers and Ports of Seattle/Tacoma and Portland, low power costs, an established distribution community and a business tax friendly climate.



### LOCATION:

Winlock, Washington  
Interstate 5 at Exit 63 (SR-505)

### PROPERTY FEATURES:

- Up to 5 million SF build-to-suit buildings and sites available for sale
- Centrally located between Seattle/Tacoma and Portland
- Excellent access and exposure on I-5 (North/South) with nearly a mile of frontage
- Easy access to the I-5/US-12 Junction (East/West)
- Significant entitlements completed
- Business friendly state and local municipalities
- Washington State Department of Revenue offers over 50 tax incentive programs in Winlock and Lewis County
- Established distribution community

### CONTACT:

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Typical Benaroya Build-to-Suit



## BUILD-TO-SUIT

The site can mass up to 5 million square feet with alternate configurations and sizes.

## POSSIBLE BUILDING SIZES

A: 366,290 SF

B: 686,400 SF

C: 589,000 SF

D: 704,800 SF

E: 672,400 SF

F: 636,490 SF

G: 426,700 SF

J: 512,900 SF

## POSSIBLE BUILDING SPECS

- Up to 40' clear heights
- ESFR sprinklers
- Ample parking stalls
- Ample trailer parking stalls
- Large truck courts
- Double & single loaded
- Customized column spacing
- Ample dock high and grade level doors
- SEPA completed

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### PARKS & REC

1. Ike Kinswa State Park
2. Lake Mayfield Resort & Marina
3. Lewis & Clark State Park
4. Newaukum Valley Golf Course
5. Olequa Senior Center
6. Seaquest State Park
7. Skydive Toledo
8. Winlock Community Building
9. Winlock Timberland Library
10. Winolequa Memorial Park
11. World's Largest Egg

### HEALTHCARE

1. Cedar Crest Whole Health Medical Clinic
2. Providence Centralia Hospital
3. Rolling Hills Veterinary Clinic
4. Winlock Family Dentistry

### SCHOOLS

1. Centralia College
2. Napavine High School
3. Toledo High School
4. Winlock High School
5. Winlock Miller Elementary

### RETAIL

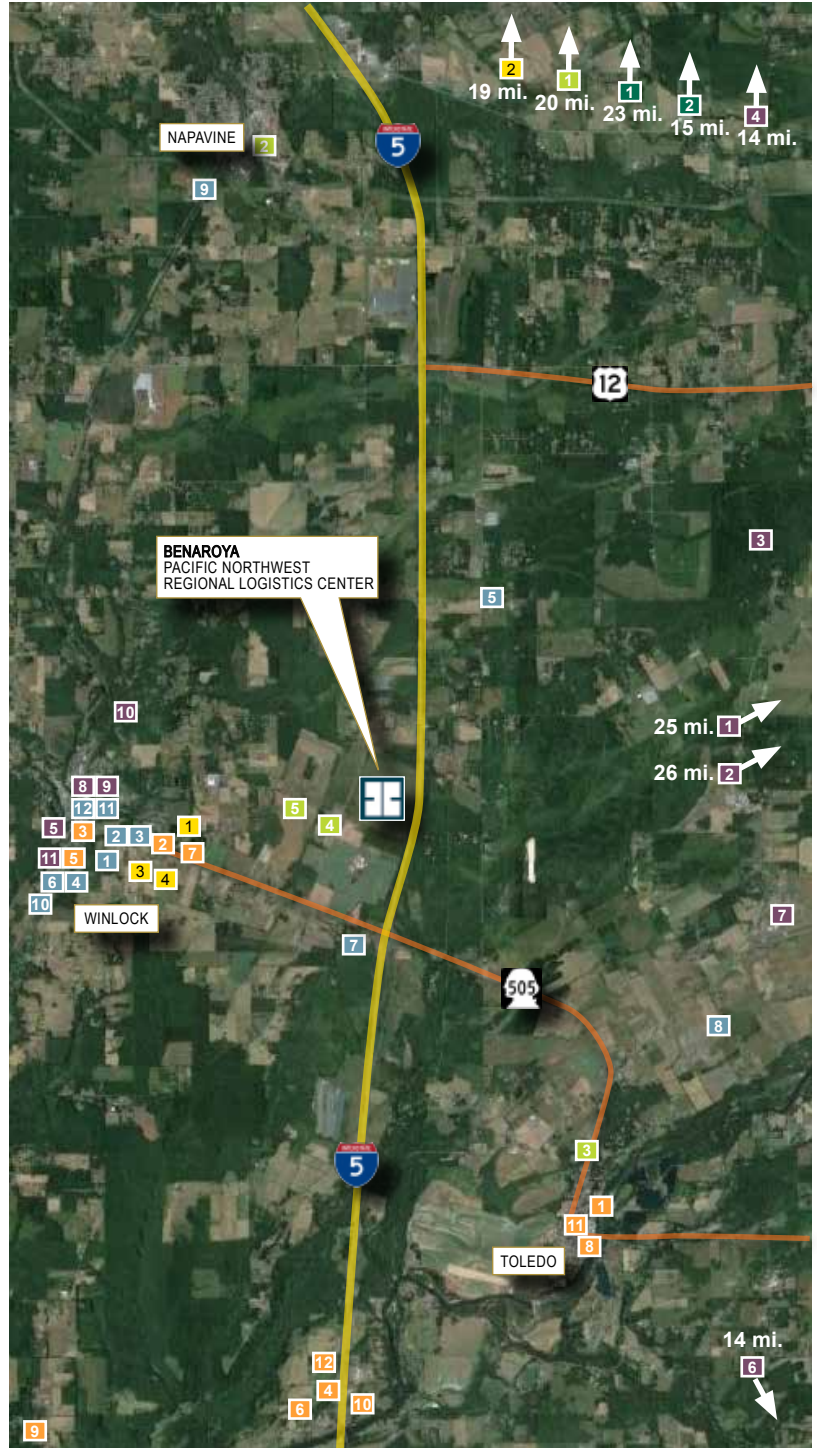
1. CARQUEST Auto Parts
2. Cedar Village IGA
3. Cedar Village Pharmacy
4. First Street Styling
5. Littlerock Meats
6. Sacks First Avenue
7. Shell Gas
8. St. Vincent de Paul Society
9. Sweeney's Ace Hardware
10. Whistle Stop Barbershop
11. Winlock Liquor Agency
12. Winlock True Value Hardware

### RESTAURANTS

1. Betty's Place
2. Big Nick's Pizza & Pasta
3. Club Tavern
4. Country House Restaurant
5. Frank's Hideaway
6. Gee Cee's Truck Stop
7. Guadalajara Family Mexican Restaurant
8. Harry's Place Bar & Grill
9. Little Crane Café
10. Mrs. Beesley's Burgers
11. Sandy's Pizza
12. Subway

### TRANSPORTATION

1. Centralia-Chehalis Airport
2. Amtrak Station



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