BENAROYA

CENTRALIA LOGISTICS CENTER

INTRODUCING THE LARGEST SHOVEL-READY SITE AVAILABLE IN THE PACIFIC NORTHWEST

Conceptual Building

1.8 MILLION SF READY TO BUILD TODAY | SHOVEL READY FOR SALE OR LEASE | INDUSTRIAL | BUILD-TO-SUIT

Centralia Logistics Center is strategically located in the Port of Centralia master-planned industrial park with rail service available from Burlington Northern and Union Pacific. Situated halfway between the premier west coast ports of Seattle, Tacoma and Portland, it has easy access to Interstate-5, which connects and serves all three ports.

- 77-Acre Site
- Fully Permitted & All Utilities to Site
- 100% Usable Land (Storm Detention is off-site)
- Shovel Ready - ALL off-site improvements required by SEPA have been completed and paid for = Exceptional Cost Savings
- No traffic mitigation fees remaining to be paid
- Rail Available
- Flexible Design Options
- Above 100-Year Floodplain
- Established Logistics Community
- Accelerated Permitting = Rapid Start
- $4.85 PSF for Usable Land

www.benaroyacentralialc.com

Benaroya Centralia Logistics Center is perfectly suited for companies seeking a state-of-the-art facility with an excellent distribution pipeline to the West Coast.

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NAI Puget Sound Properties

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BENAROYA CENTRALIA LOGISTICS CENTER

I-5 CORRIDOR

WHY CENTRALIA?

STRATEGIC LOCATION
Centrally located between Seattle and Portland • Low cost of living

SUPERIOR ADVANTAGES
No corporate income tax • No inventory tax • No unitary tax • B&O tax credit for new employees • Sales tax exemption on new construction • Lowest property taxes in the region

BUSINESS FRIENDLY
Accelerated permitting process • Approvals and support firmly in place - no outstanding issues or hurdles that could impact project schedule and development • Extraordinary support by port, government officials, chamber of commerce, services partners

ABUNDANT NEIGHBORHOOD AMENITIES
Centralia Station, Centralia College, Restaurants, Parks, Hotels, Providence Hospital and more (see amenities map)

PLENTIFUL LABOR POOL & WORKFORCE TRAINING
Customized worker training grants available • Low labor cost

GREAT CORPORATE NEIGHBORS
Established distribution community including Michaels Distribution Center, Lowes Lumber Distribution Center, Weyerhaeuser, Silver State Armory, Alliance Carpet/Mohawk Industries, Cardinal Glass, Braun NW, Lewis County Forest Products, Fred Meyer Distribution Center, High Loft Northwest, Scot Industries & Millard Refrigerated Services

Centralia College

WHY CENTRALIA LOGISTICS CENTER?

1.8 MILLION SF READY TO BUILD TODAY
All approvals in place and all off-site improvements required by SEPA have already been completed • Predictability and rapid start with no unknowns

SIGNIFICANTLY LOWER LAND COSTS THAN NORTHERN SITES
100% Usable Land because storm water detention is off-site • Lower taxes = significant savings • All approvals are in place = no delays, no additional legal or lobbying costs necessary • No traffic mitigation fees • No traffic moratorium • No remaining off-site costs to be paid

EXCELLENT TRANSPORTATION HUB
Easy access to I-5 North and South • Multi-operation rail interchange at Centralia with availability (all approvals in place) to site

MASTER PLANNED
Zoned: Port Master Plan (Industrial) • Foreign Free Trade Zone • Rail available

ESTABLISHED INFRASTRUCTURE
77 acres • 100% useable land • All utilties to site • Rail available to site • Approved permits: SEPA, grading, Port Master Plan

ABOVE 100-YEAR FLOODPLAIN

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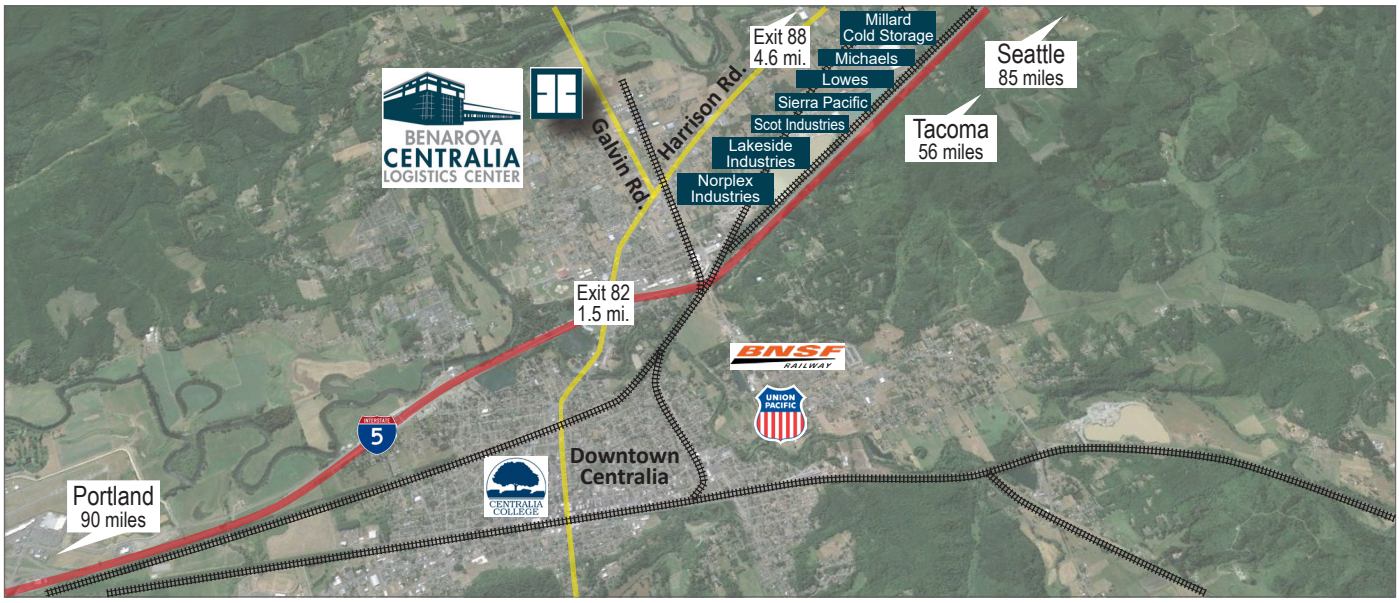
SITE PLAN

4002 Galvin Road
Centralia, WA

The site is rail served.



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STRATEGIC LOCATION

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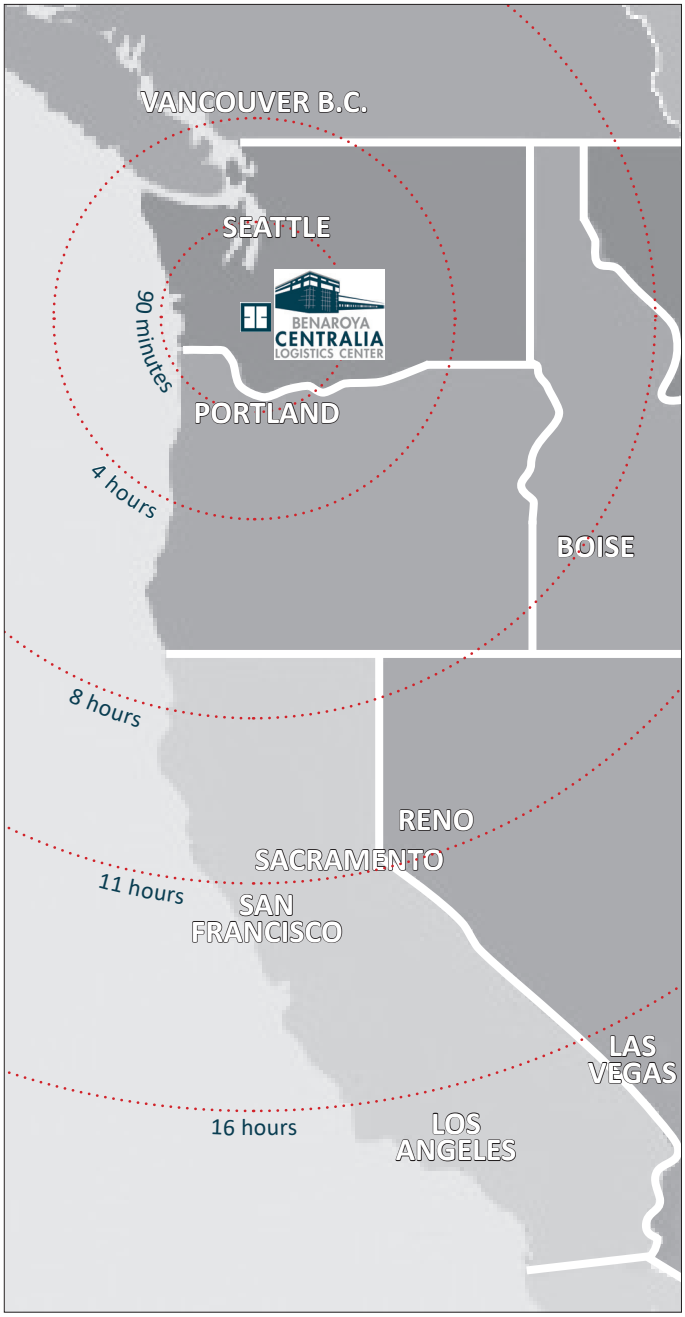
DRIVING DISTANCES

Seattle, WA	85 miles
Portland, OR	90 miles
Vancouver, B.C.	227 miles
Boise, ID	514 miles
Reno, NV	625 miles
San Francisco, CA	625 miles
Sacramento, CA	671 miles
Salt Lake City, UT	850 miles
Las Vegas, NV	1,050 miles
Los Angeles, CA	1,056 miles



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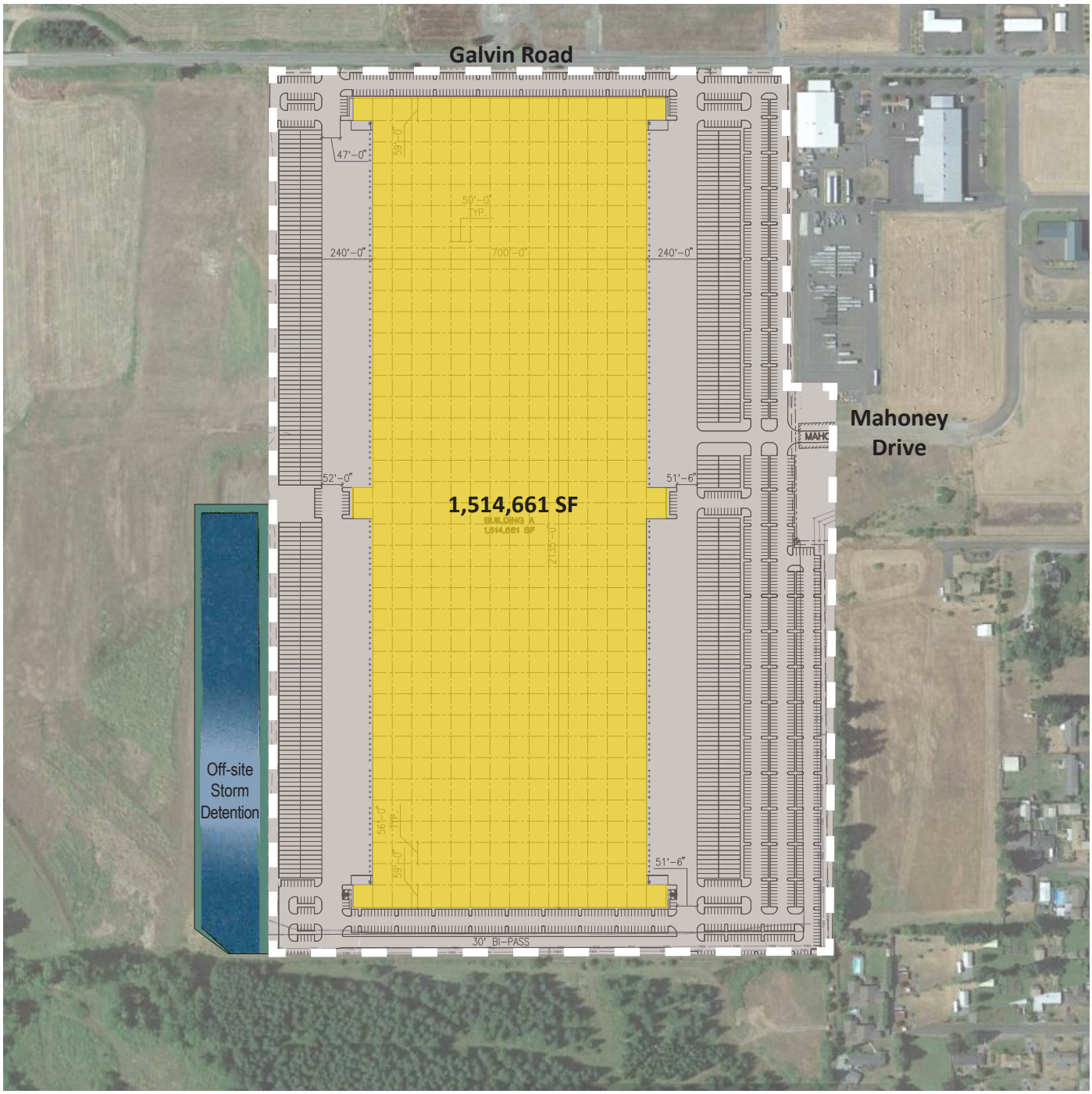
SAMPLE SITE PLAN #1 - 1,514,661 SF



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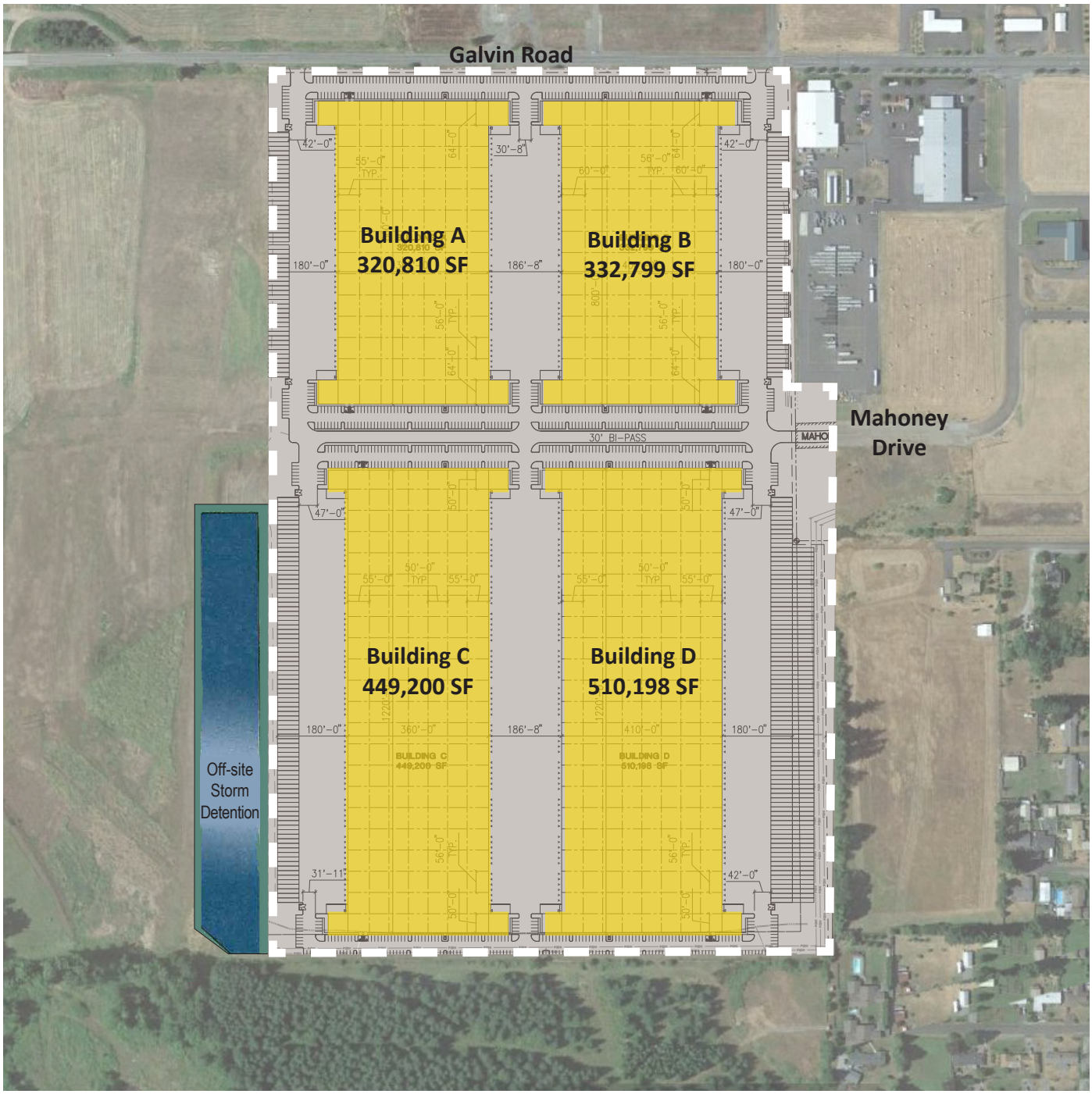
I-5 CORRIDOR

SAMPLE SITE PLAN #2 - 1,613,007 SF



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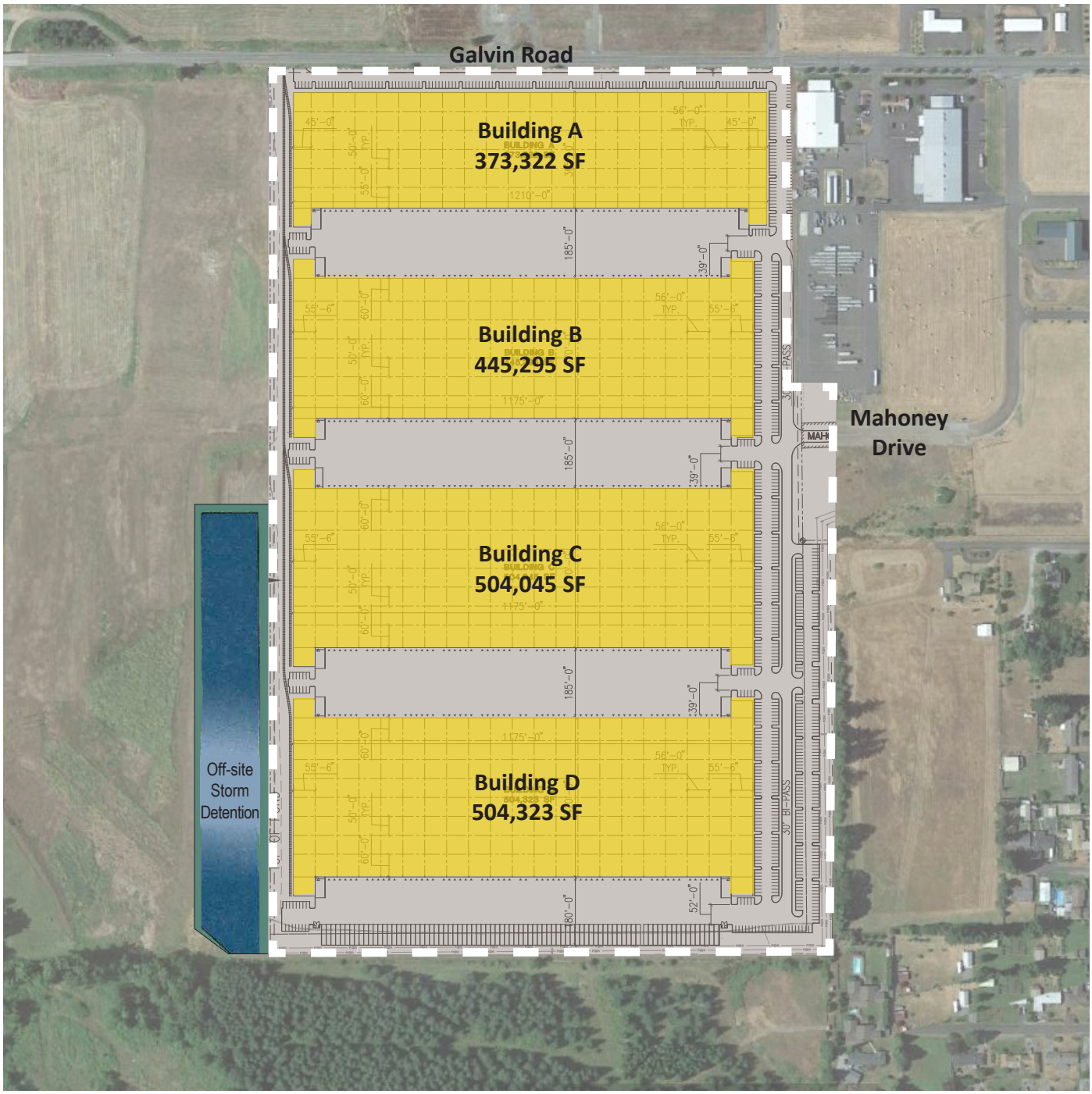
SAMPLE SITE PLAN #3 - 1,826,985 SF



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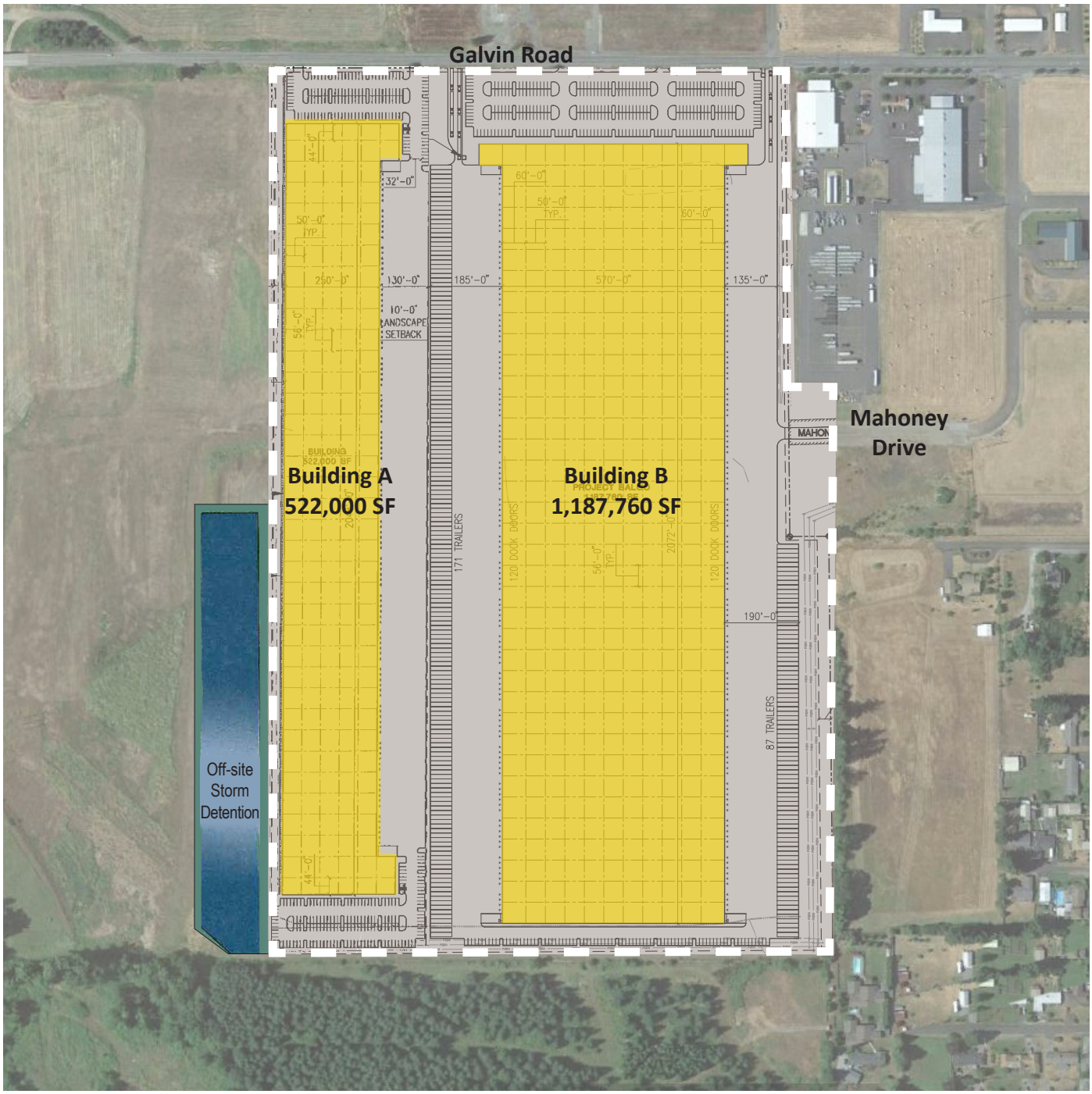
SAMPLE SITE PLAN #4 - 1,709,760 SF



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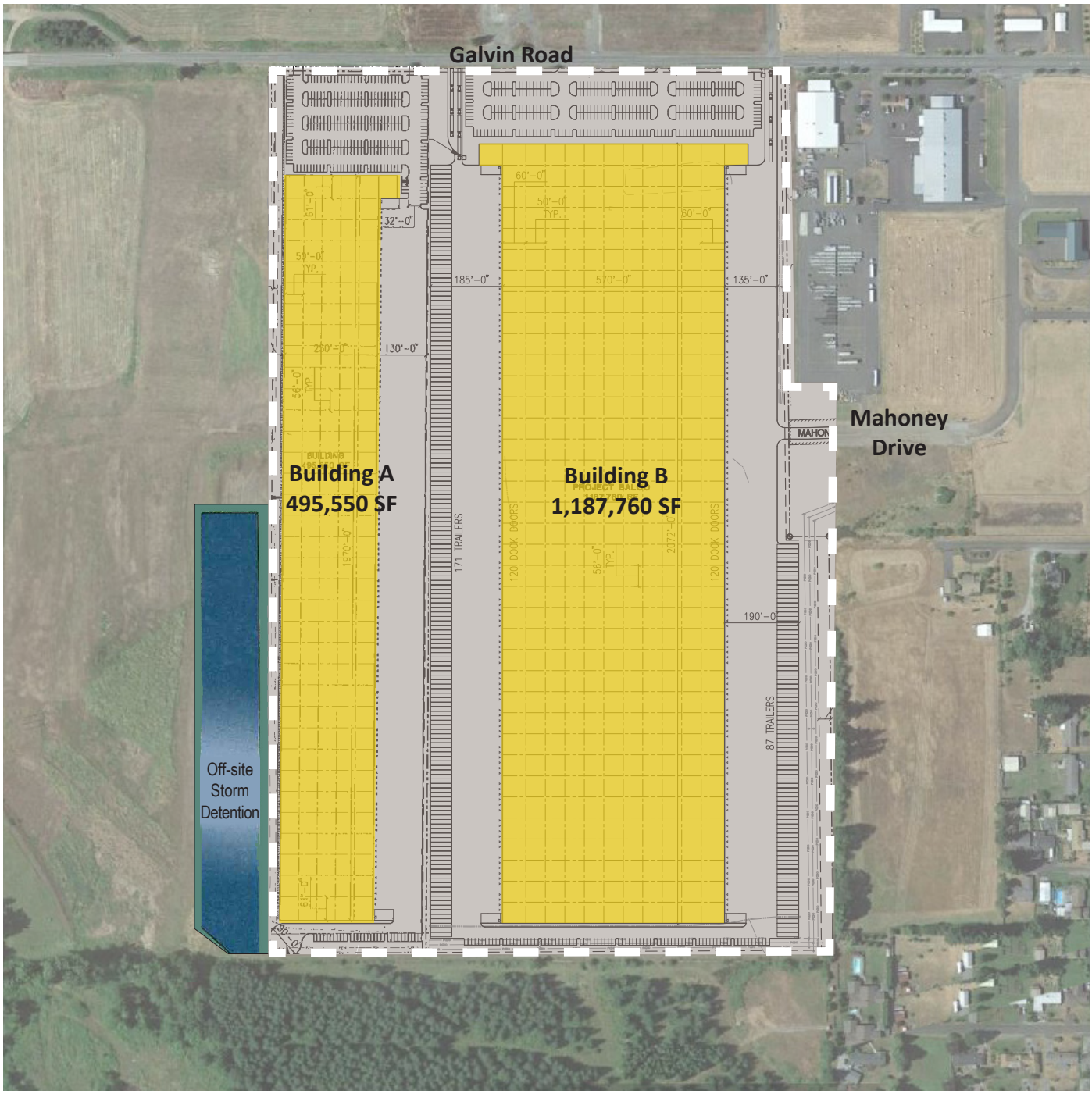
SAMPLE SITE PLAN #5 - 1,683,310 SF



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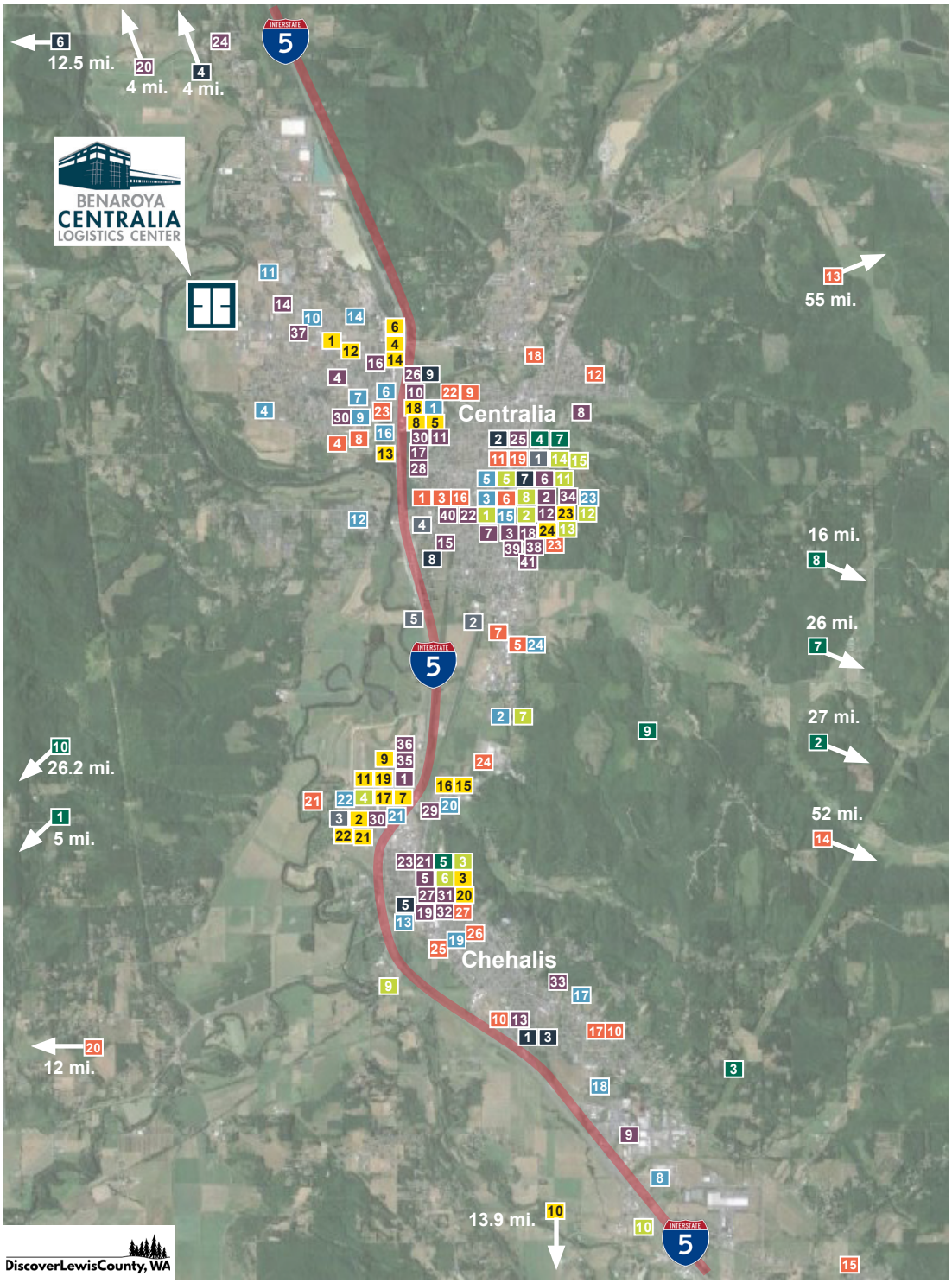
BENAROYA CENTRALIA LOGISTICS CENTER

LOCAL AMENITIES

KEY ON NEXT PAGE



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I-5 CORRIDOR

LOCAL AMENITIES

MAP ON PREVIOUS PAGE

RETAIL & RESTAURANTS

1. Applebees
2. Azteca
3. Berry Fields Café
4. Bill & Bea's
5. Black Sheep Creamery
6. Boccata Deli
7. The Branch Bar & Public Room
8. Bub's Pub Sports Bar & Grill
9. Buck Wild Espresso
10. Burgerville
11. Country Cousin Restaurant
12. Dawn's Delectables
13. Denny's
14. Dick's Brewing Company
15. Fiddler's Coffee
16. GG's Teriyaki & Sushi
17. Hometown Family Restaurant
18. Hub Bar & Grill
19. Jeremy's Farm to Table
20. Junction Sports Bar & Grill
21. Mackinaws
22. Main Street Grill
23. Market Street Bakery
24. NW Sausage & Deli
25. O'Blarney's Irish Pub
26. Pape Pete's Pizza
27. Pearl Café
28. Peking House
29. Plaza Jalisco's
30. Quizno's
31. RumRunners
32. Sahara Pizza
33. Starbucks (3)
34. Tiki Tap House
35. Taco del Mar
36. Wendy's
37. Judy's Country Kitchen
38. The Centralia Café
39. McMenamin's Olympic Club Café
40. Avenue Espresso
41. The Station Coffee Bar & Espresso

WINERIES & AGRITOURISM

1. Agate Creek Cellars
2. Aldrich Berry Farm & Nursery
3. Birchfield Winery
4. Centralia Farmer's Market
5. Community Farmer's Market Chehalis
6. DeGoede Bulb Farm & Gardens
7. Ezra Cox Distillery
8. Wells' Winery
9. Widgeon Hill Winery
10. Willapa Hills Creamery & Farm

LODGING

1. Best Western Plus Park Place Inn & Suites
2. Candalite Mansion
3. EconoLodge
4. Great Wolf Lodge Resort
5. Holiday Inn Express & Suites
6. Lucky Eagle Casino & Hotel
7. McMenamins Olympic Club
8. Peppermill Empress Inn
9. Quality Inn

SPORT & RECREATION

1. Anytime Fitness
2. Boys & Girls Club of Chehalis
3. Cedar Street Park
4. Centralia Swimming Pool
5. Curves
6. Embody Movement Studio
7. Fitscape Health Club
8. Fort Borst Park & NW Sports Hub
9. Fuller's Twin City Skate Park
10. Gail & Carolyn Shaw Aquatic Center
11. George Washington Park
12. Logan Park
13. Mt. Rainier National Park
14. Mt. St. Helens Nat'l Volcanic Monument
15. Newaukum Valley Golf Course
16. Noble Field
17. Pacific Athletic Center
18. Parkin Park
19. Pearl Street Outdoor Pool
20. Rainbow Falls State Park
21. Riverside Golf Club
22. Riverside Park
23. Seminary Hill Natural Area
24. Shankz Blacklight Mini Golf
25. Thorbeckes Fitlife Centers (2)
26. YMCA
27. Southwest Washington Dance Center

ARTS & CULTURE

1. Black Box Theatre
2. Centralia Fox Theater
3. Chehalis Theatre
4. Discover Children's Museum
5. Evergreen Playhouse
6. Lewis County Historical Museum
7. Midway Cinema
8. Olympic Club Theater
9. Railroad Museum
10. Jester Auto Museum & Event Center
11. Historic Borst Home Museum
12. Rectangle Gallery & Creative Space
13. Central Glass Works
14. King Agriculture Museum
15. HUBBUB Art for Everyday

SHOPPING

1. Ace Hardware
2. Big 5 Sporting Goods
3. Book 'n Brush
4. Centralia Station & Outlet Mall
5. Christopher & Banks
6. Francesca's
7. Grocery Outlet
8. Helly Hansen Outlet
9. Home Depot
10. Let's Play Something
11. Radio Shack
12. Rite Aid
13. Safeway
14. Sparkles 'n Spurs
15. Staples
16. Sunbird Hardware & Sporting Goods
17. Twin City Town Center
18. VF Outlets
19. Walmart
20. Shakespeare & Company Used Books & Coffee
21. Harry Ritchie's Jewelers
22. Walgreens
23. Loose Ends Fiber Arts
24. Will's Sports Shop

TRANSPORTATION

1. Amtrak Station
2. Central Transfer Station
3. Chehalis -Centralia Airport
4. Greyhound Line Station
5. Park & Ride

SERVICES

1. Arco
2. CBOC VA Clinic
3. Centralia College
4. Centralia High School
5. Centralia Timberland Library
6. Chevron
7. Columbia Bank
8. Fresenius Medical Care
9. Les Schwab Tire Center
10. Pope's Kids Place
11. Post Office
12. Providence Centralia Hospital
13. Timberland Bank
14. Valley View Health Center
15. Washington Park Medical Center
16. Wells Fargo
17. WF West High School
18. Woodland Urgent Care
19. Pacific Sports Spa
20. Precision Printing & Copy Depot
21. Town Center Liquor & Wine
22. Pet Sense Grooming
23. Three Dog Night
24. Forever Greens Florist

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