

# I-5 INNOVATION PARK

WINLOCK, WA

# WELCOME TO I-5 INNOVATION PARK

215+ Acres Ready-for-Development and built to empower today's visionaries with full access to the infrastructure, scale and strategic location needed for a Fortune 500 giant's needs. Discover all the tools for seamless, rapid development with the pricing, incentives and supportive community to propel your project's success.

*Rendering of possible data center Build-to-Suit*



# PROPERTY HIGHLIGHTS

Newly completed infrastructure includes Mickelsen Parkway access, a new power substation, fully connected utilities, and high-speed broadband, ensuring the site is ready for seamless development and connectivity

[VISIT WEBSITE](#)



215+ Acres



Ready For Development



Accelerated permitting (rapid start)



Strategic Location



Competitive Pricing



Tax Incentives



Zoned Light Industrial

## FLEXIBLE DESIGN AVAILABLE



Advanced Manufacturing



Green Energy



Distribution



Data Center



Semiconductor



Aerospace



The on-site power substation, set for completion in 2025, will deliver 25 MW in Phase 1 and is scalable to 50 MW in Phase 2. Additional capacity beyond 50 MW can be provided to meet future demand.



# SITE OVERVIEW



505

505

505

505

5

5

5

N Military Rd

Mickelson Parkway

TRACT C  
WATER TOWER

SITE C  
8+ AC

SITE G  
31+ AC

SITE F  
31+ AC

SITE A  
91+ AC

SITE E  
51+ AC

LOWE'S  
1,200,540 SF

TRACT E  
PSE



# STRATEGIC LOCATION

## WHY WINLOCK



Strategically located between Seattle/Tacoma and Portland



Established corporate community



Customized worker training grants available from WorkSource Lewis County



Business-friendly municipality – no corporate income tax, low property taxes, fast permitting



Low cost of living – 26% lower than Seattle region



Excellent quality of life with amenities & vibrant communities

The site is in a Foreign Free Trade Zone and offers businesses a range of incentives that come in the form of tax credits, exemptions or deferrals for specific activities, such as adding new equipment, investing in new technologies or energy sources, or building new manufacturing facilities, data centers, or hiring workers in rural communities.



LEARN MORE





# CORPORATE NEIGHBORS

## SEATTLE

The Seattle region is home to Microsoft and Amazon, which power much of the cloud computing infrastructure that supports AI development. There is also a wealth of AI talent in Seattle.

## PACIFIC NORTHWEST

The Pacific Northwest is home to some of the nation's most premier educational institutions, including:

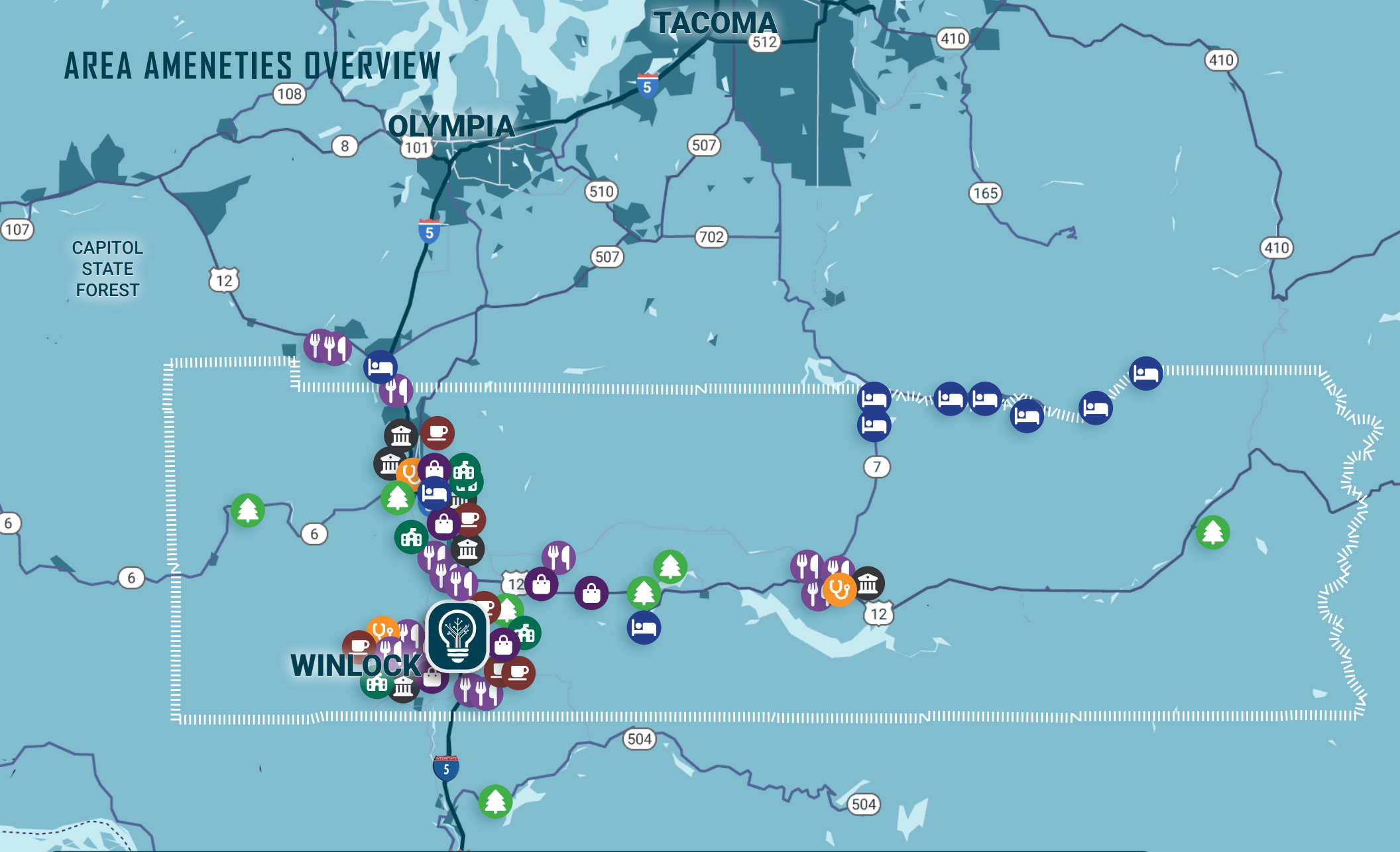
- University of Washington
- Seattle University
- University of Oregon
- Gonzaga University
- Seattle Pacific University
- Western Washington University

## PORTLAND

Greater Portland offers a high quality of life, a top-ranked infrastructure, competitive tax climates, and some of the lowest energy costs in the U.S. Top industries range from semiconductors and software to climate tech and advanced manufacturing.



# AREA AMENITIES OVERVIEW



	 <b>LODGING</b>	 <b>RETAIL</b>	 <b>HEALTHCARE</b>	 <b>SCHOOLS</b>
<b>LEWIS COUNTY</b>	 <b>FOOD &amp; BEVERAGES</b>	 <b>AMENITIES &amp; SERVICES</b>	 <b>FINANCIAL SERVICES</b>	 <b>OUTDOORS &amp; ACTIVITIES</b>



## AREA AMENITIES



## WINLOCK



### OUTDOORS & ACTIVITIES

- 1 Willapa Hills Trail- Chehalis Trailhead
- 2 Rainbow Falls State Park
- 3 Lewis and Clark State Park
- 4 Seaquest State Park
- 5 Mayfield Lake Park
- 6 Ike Kinswa State Park
- 7 Packwood Lake Trailhead



### FINANCIAL SERVICES

- 1 Timberland Bank
- 2 ATM - Umpqua Bank
- 3 Chase Bank
- 4 Security State Bank
- 5 Security State Bank
- 6 Edward Jones
- 7 WaFd Bank
- 8 Wells Fargo Bank
- 9 KeyBank



### LODGING

- 1 OYO Hotel Chehalis I-5 South
- 2 Great Wolf Lodge Water Park | Grand Mound
- 3 Mayfield Lake Resort and Marina
- 4 Twin Gables Inn
- 5 McMenamins Kalama Harbor Lodge
- 6 Mineral Lake Lodge
- 7 Nisqually River Retreat
- 8 Mountain Meadows Inn Bed & Breakfast
- 9 Paradise Village Hotel & Restaurant
- 10 Rainier Lodge
- 11 Gateway Inn
- 12 National Park Inn
- 13 Paradise Inn



### FOOD & BEVERAGES

- 1 Guadalajara Mexican Family Restaurant
- 2 Frank's Hide Away
- 3 Sahara Pizza Winlock
- 4 Papa Bear's West Family Restaurant & Bar
- 5 Taqueria la GUACHA
- 6 Frosty's Saloon & Grill
- 7 Napavine Diner
- 8 Loggers Burger Bar
- 9 Donna's Place
- 10 El Tejano Mexican Restaurant
- 11 Burger Claim
- 12 Bigfoot BBQ
- 13 Highway 12 Drive-Inn
- 14 Bucksnot Pub
- 15 Mill Town Smokehouse
- 16 Chimis Mexican Restaurant





# AREA AMENITIES

# WINLOCK

## HEALTHCARE

- 1 Cedar Village Pharmacy
- 2 Winlock Family Dentistry
- 3 Providence Centralia Hospital
- 4 Arbor Health - Morton Hospital

## SCHOOLS

- 1 Edison Elementary School
- 2 Winlock Miller Elementary School
- 3 Napavine High School
- 4 Toledo High School
- 5 Winlock High School
- 6 Winlock Middle School
- 7 Centralia College



## AMENITIES & SERVICES

- 1 Aaron's Autos
- 2 Shell
- 3 Shell
- 4 United States Postal Service
- 5 R & D Petroleum LLC
- 6 Mindy's Tiny Tike's Daycare
- 7 Ardies Day Care & Pre School
- 8 United States Postal Service
- 9 Larae's Childcare & Preschool
- 10 Napavine Espresso
- 11 Kennicott Helping Hands Childcare
- 12 Starbucks
- 13 Dutch Bros Coffee
- 14 Starbucks



## RETAIL

- 1 Barred Rock Bargains
- 2 Winlock Thrift Store
- 3 Winlock Hardware
- 4 Carquest Auto Parts
- 5 Food Mart
- 6 High Tail Tack
- 7 ampm
- 8 Mary's Corner Market
- 9 Dollar General
- 10 ampm
- 11 Safeway
- 12 Main Street Food Mart
- 13 Get & Go
- 14 Brosey's Hardware
- 15 Cedar Village IGA
- 16 Littlerock Meats LLC
- 17 St. Vincent de Paul Society
- 18 Sweeny's Ace Hardware
- 19 Anderson's True Value
- 20 Ony Hardware
- 21 Market Street Ace Hardware



# STRATEGIC LOCATION

## WHY WASHINGTON

Washington wants to do business with you. Washington's economy is vibrant and with more than a half million businesses in the state, offering a world-class workforce and the state's universities, colleges, community colleges and workforce training programs ensure a steady supply of highly educated and skilled workers.

I-5 Innovation Park is centrally located in one of the fastest-growing cities in Washington State with a population of over 2.6 million people within a 75 mile radius and access to the robust network of major universities and colleges in both Washington and Oregon. The Internet and Washington are one: broadband is widely available, and the state is investing heavily in expanding networks, particularly in rural communities.

Washington leads the nation in its commitment to reducing its carbon footprint. The state has committed itself to deriving 100% of its energy from clean, zero-carbon sources by 2045. Washington's network of hydroelectric power plants is the largest in the nation, allowing the state to offer some of the lowest-cost energy in the U.S.

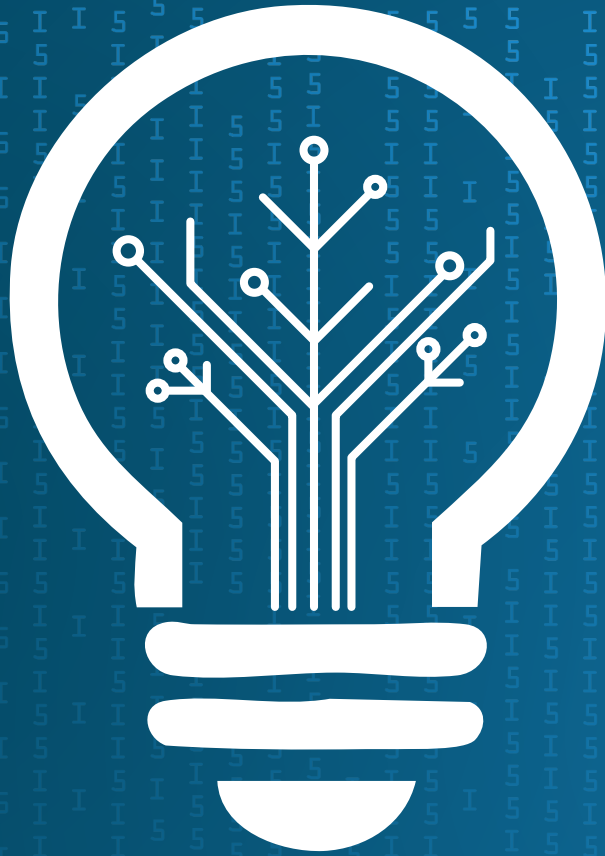
Global brands and startups are often right next to each other, and industries that seem to have nothing in common readily join together to share ideas, perform groundbreaking R&D and develop new products that disrupt the marketplace.

## MAXIMIZING GLOBAL ACCESSIBILITY



## INDUSTRIES REPRESENTED





# I-5 INNOVATION PARK

## WINLOCK, WA



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