

3208 HARRISON AVE

FOR SALE OR LEASE

CENTRALIA, WA 98531

FREESTANDING FLEX BUILDING WITH YARD SPACE AND EXPOSURE



LEASE INFORMATION

Total Building:	4,760 SF
Main Level:	3,490 SF
Mezzanine:	Bonus Storage
Zoning:	UGA (Urban Growth Area)
Land Size:	0.320 AC (13,940 SF)
Lease Rate:	\$2,500/Month + NNN
Sale Price:	\$450,000
Term:	Seller Financing on OAC

PROPERTY HIGHLIGHTS

- New Office Finishes
- Recent Heat Pump
- Fenced/Gated Yard
- Two- Grade -level roll up doors
- Close proximity to many downtown amenities
- Easy access to SR99 & I-5
- Seller Financing on approval of credit, 30% down

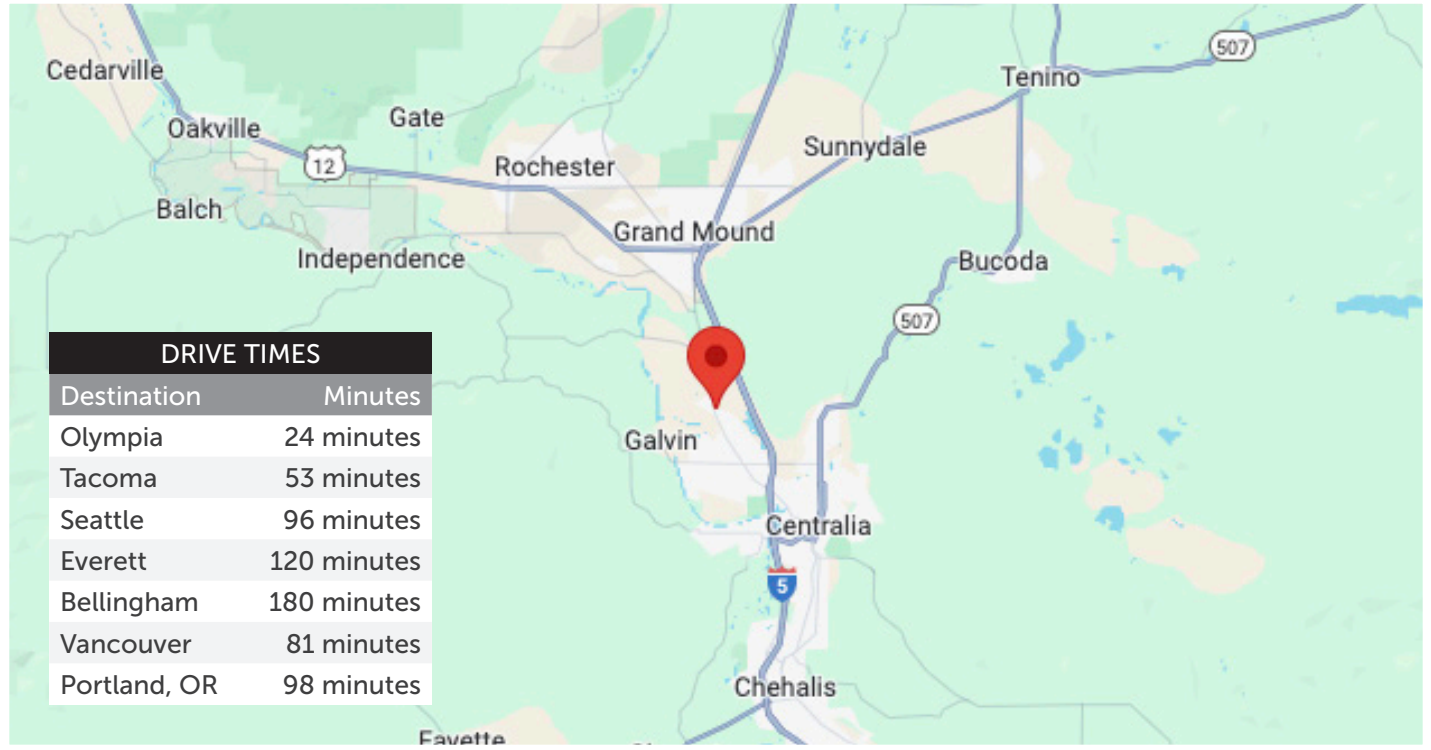


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