

FRASER · ELLIOTT
COMMERCIAL

14.145 Acre Commercial /
Warehouse Site

For Sale



5545 183rd Ave SW,
18402 Jare St SW,
5609 183rd Ave SW,
Rochester WA

Offered at: \$4,590,000

425.998.7068

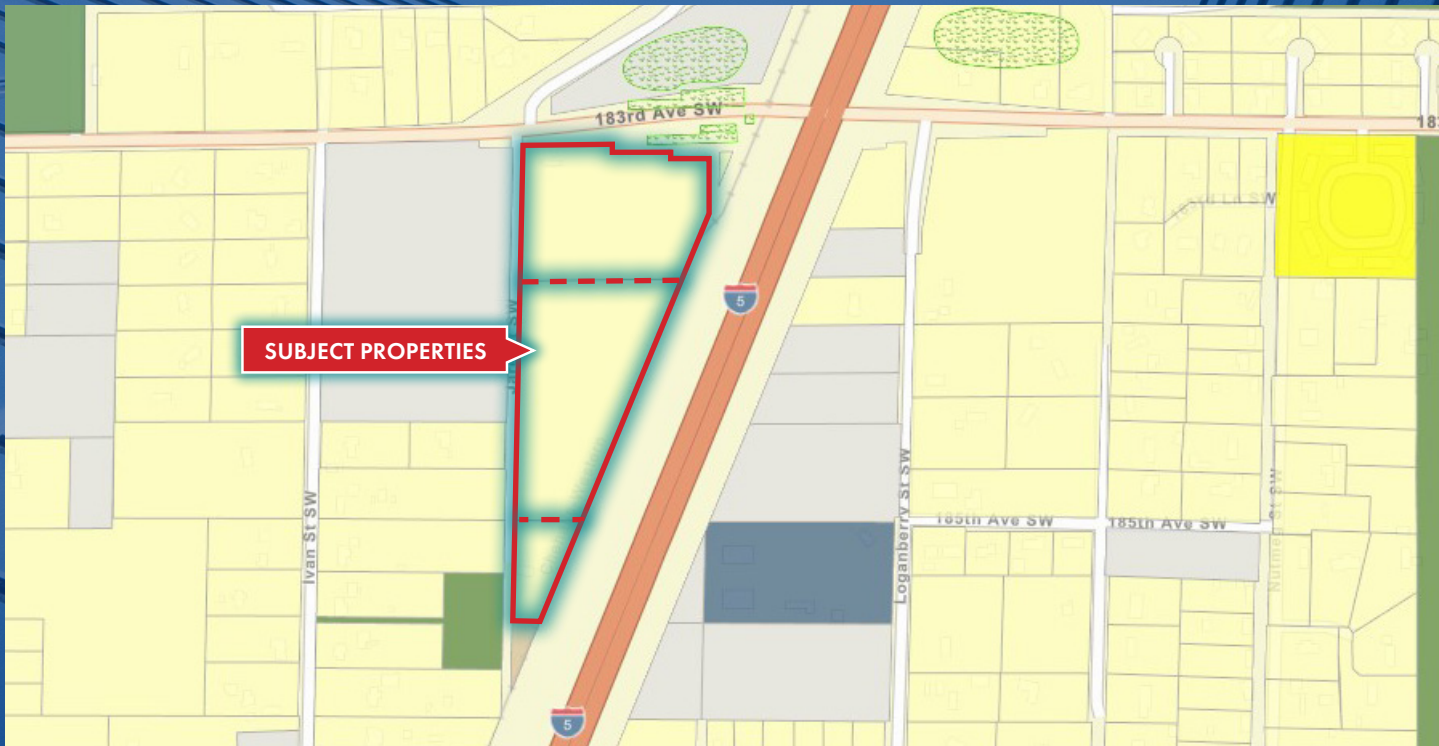
info@thefirmrealestate.com

fecommercial.com

OPPORTUNITY

Prime location development site with I-5 frontage. This property totals 14.145 Acres zoned RCC (Rural Commercial). Great potential for Commercial/Warehouse/Cross-dock warehouse. This location has Rail service available with 2,000 ft. of rail frontage on the east side along I-5 (Serviced by Rainier Rail).

| Address: | 5545 183rd Ave SW | 18402 Jare St SW | 5609 183rd Ave SW |
|---------------|-------------------|------------------|-------------------|
| PID: | 31412300100 | 31412300400 | 31412600101 |
| Parcel Size: | 6.096 Acres | 6.92 Acre | 1.122 Acres |
| Taxes (2022): | \$3,245.83 | \$10,821.17 | \$911.53 |



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LOCATION

Located on I-5:

76 Miles to Seattle, WA

90 Miles to Vancouver, WA

Nearby Towns:

Grand Mound - 2 Miles

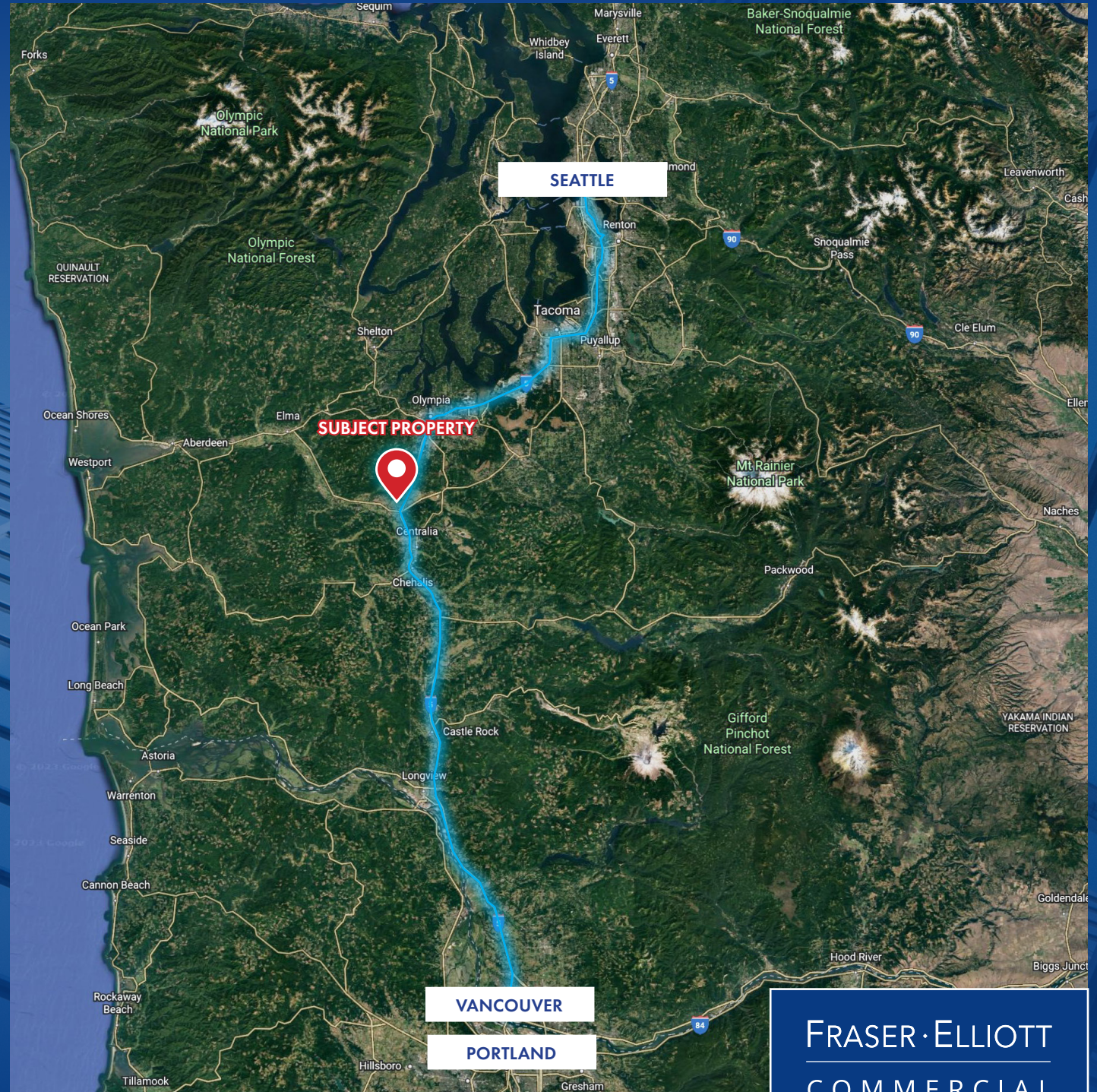
Centralia - 9 Miles

Chehalis - 12 Miles

Olympia - 17 Miles

Elma - 26 Miles

Adberdeen - 46 Miles



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