



BENAROYA PACIFIC NORTHWEST REGIONAL LOGISTICS CENTER FOR SALE OR BUILD-TO-SUIT

*Example of possible build-to-suit



Fully Entitled,
Ready for
Development



Flexible
Design
Options



Zoned Light
Industrial

LARGEST SHOVEL READY INDUSTRIAL SITE IN THE PACIFIC NORTHWEST

320 ACRE SITE

NAI Puget Sound
Properties

Arie Salomon, SIOR, CCIM
T 425.586.5636 | M 425.246.9280
asalomon@nai-pp.com

Dave Douglas, SIOR, CCIM
T 253.203.1326 | M 253.279.5149
ddouglas@nai-pp.com

Jeff Forsberg, CCIM
T 425.586.5610 | M 206.310.3841
jforsberg@nai-pp.com

North Military Road
Winlock, Washington 98596
www.benaroyawinlock.com

www.benaroya.com  **Benaroya**

WHY BENAROYA PACIFIC NORTHWEST REGIONAL LOGISTICS CENTER?



5.6 MILLION SF READY TO BUILD TODAY

- 320 acres for sale or lease
- All approvals in place means predictability and rapid start
- Dramatically speeds up timing and lowers cost

SIGNIFICANTLY LOWER LAND COSTS THAN NORTHERN SITES

- Lower taxes = significant savings
- All approvals are in place = no delays, no added cost
- No traffic, school, or park impact fees
- No traffic moratorium

EXCELLENT TRANSPORTATION HUB

- Easy access to I-5 North and South with approximately 4,000 feet of frontage on I-5
- Zoned: Light Industrial
- Foreign Free Trade Zone

ESTABLISHED INFRASTRUCTURE

- Electricity, water, sewer, natural gas to site
- SEPA approval is completed

ABOVE 100-YEAR FLOODPLAIN

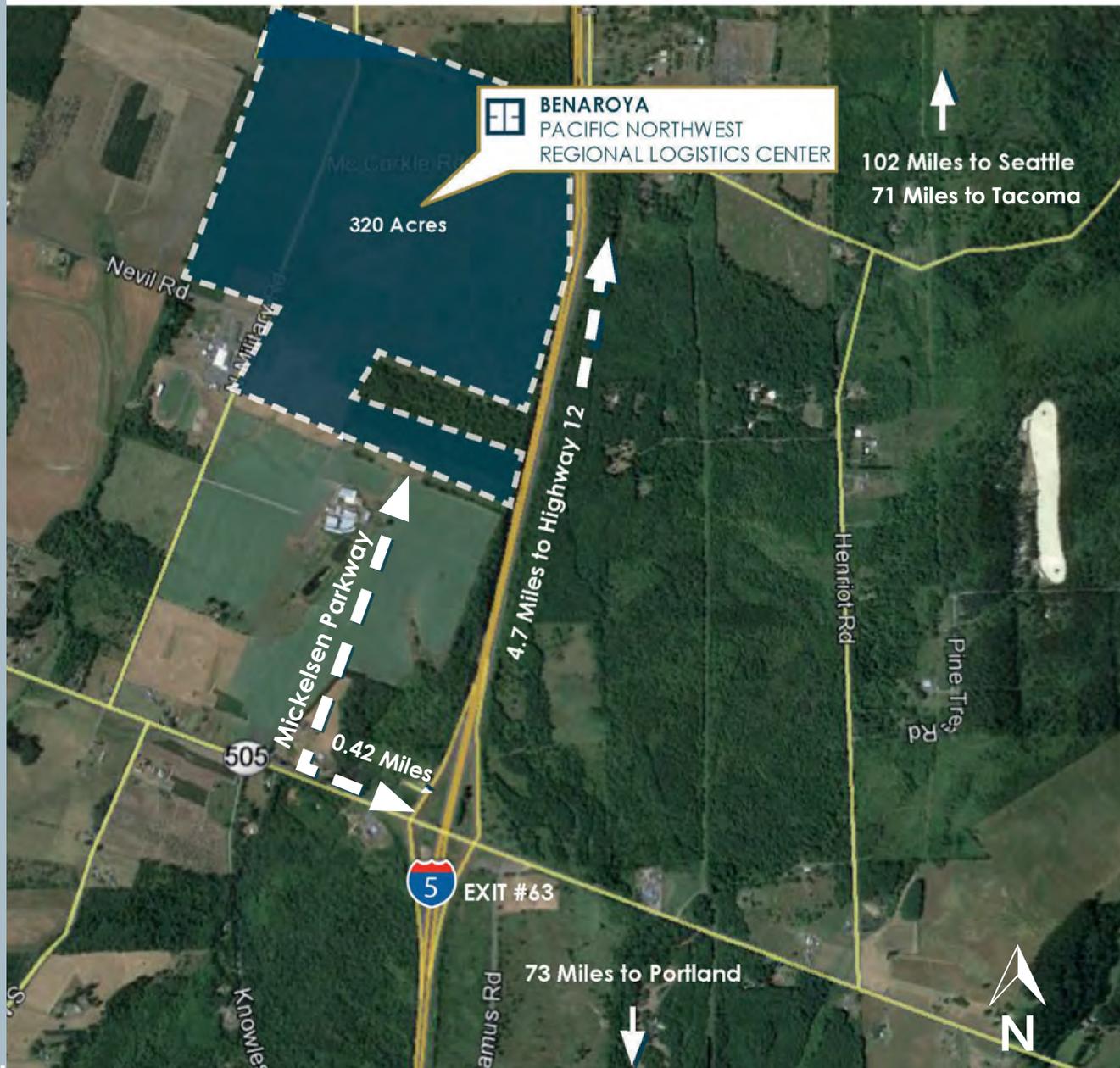


SITE INFO

- Fully Entitled with Electricity, Water, Sewer, Natural Gas to Site for Buildings 160,000 - 3,200,000 SF
- Competitively Priced
- Flexible Design Options

- Above 100-Year Floodplain
- Established Logistics Community
- Accelerated Permitting = Rapid Start

Pacific Northwest Regional Logistics Center is strategically located adjacent Interstate 5 at the SR 12 and SR 505 interchanges in Winlock, WA. Situated 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.



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STRATEGIC LOCATION

CONVENIENTLY LOCATED BETWEEN TACOMA AND PORTLAND

WHY WINLOCK?

SUPERIOR ADVANTAGES

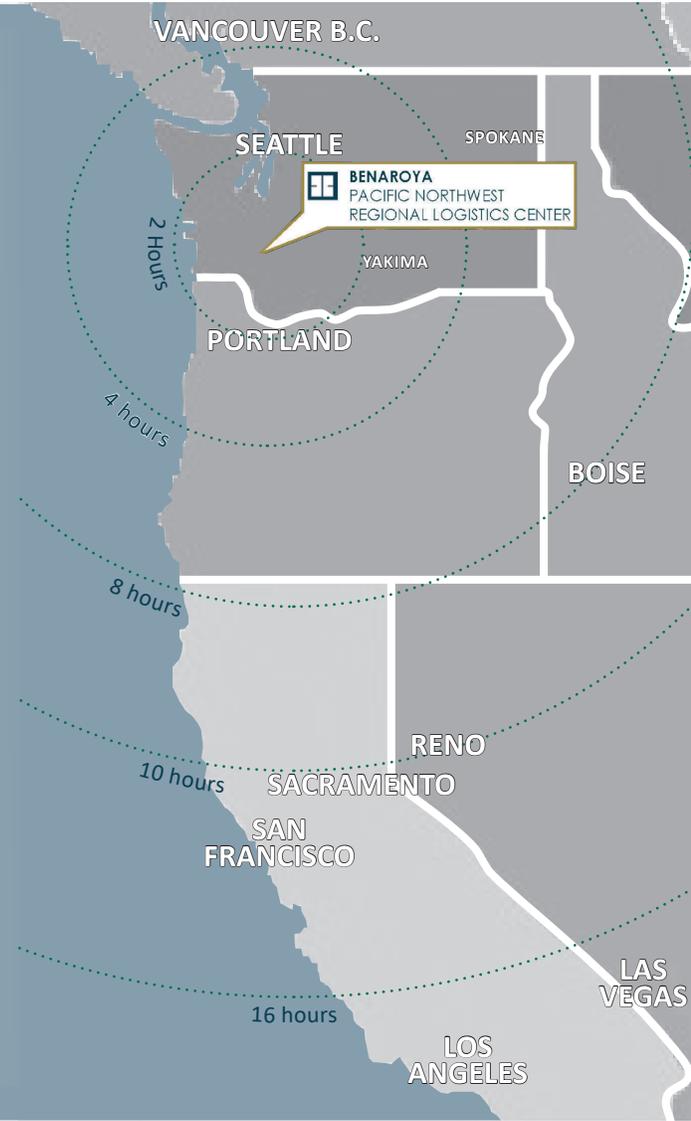
Largest industrial site in Western Washington • No corporate income tax • No inventory tax • No unitary tax • B&O tax credit for new employees • Sales tax exemption on new industrial construction • One of the lowest property tax rates in the region

BUSINESS FRIENDLY

Accelerated permitting process • Approvals and support firmly in place - no outstanding issues or hurdles that could negatively impact project schedule and development • Extraordinary support by government officials, economic development council, chamber of commerce, and community

PLENTIFUL LABOR POOL & WORKFORCE TRAINING

Customized worker training grants available from WorkSource Lewis County • Low labor cost



DRIVING DISTANCES

Seattle, WA.....	102 miles
Tacoma, WA.....	71 miles
Portland, OR.....	73 miles
Vancouver, B.C.....	244 miles
Boise, ID.....	495 miles
Reno, NV.....	649 miles
Sacramento, CA.....	652 miles
San Francisco, CA.....	707 miles
Salt Lake City, UT.....	830 miles
Las Vegas, NV.....	1,034 miles
Los Angeles, CA.....	1,036 miles

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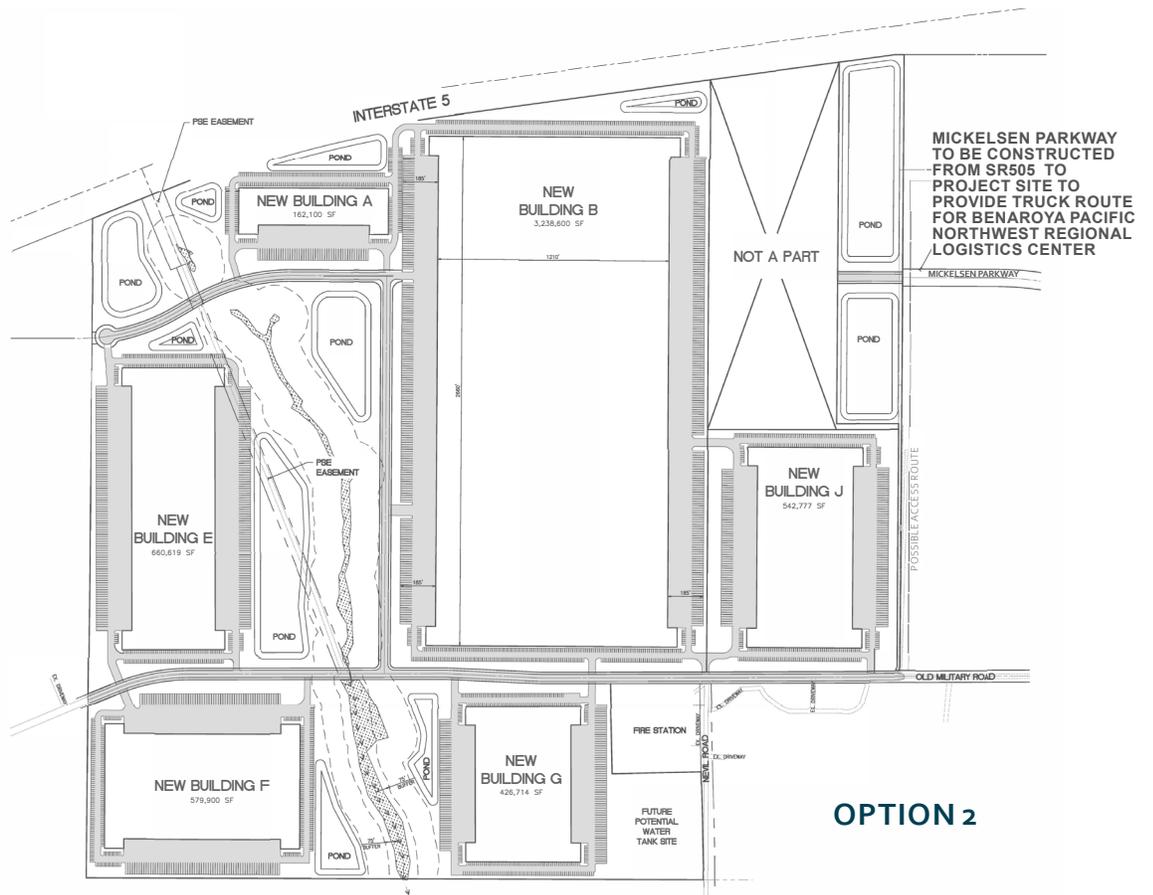
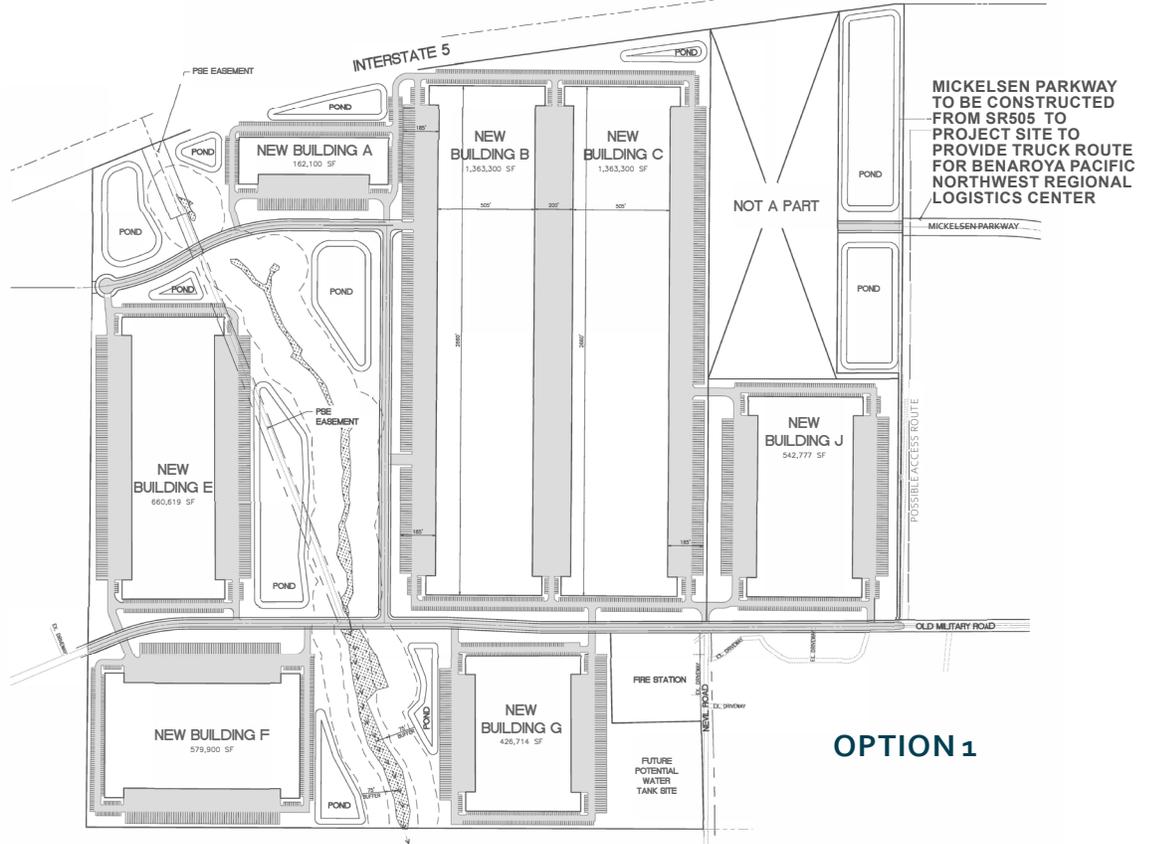
HOME TO DISTRIBUTION CENTERS

UNFI's recent decision to move its regional distribution center to Lewis County was done for a reason---Lewis County provides a tremendous West Coast transportation hub, coupled with a diverse, skilled and trained labor base and low cost of living. These attributes have attracted many other companies to the area.

CORPORATE NEIGHBORS INCLUDE:

- UNFI: 1,150,000 SF
- Cardinal Glass: 392,000 SF
- Ritchie Brothers Auction: 59,847 SF
- Michaels Distribution Center: 1,048,112 SF
- Lowes Lumber Distribution Center: 196,060 SF
- Lineage Logistics: 155,458 SF
- Alliance Carpet/Mohawk Industries: 54,304 SF
- Braun NW: 83,978 SF
- Fred Meyer Distribution Center: 739,659 SF
- Scot Industries: 75,953 SF

PRELIMINARY SITE PLANS



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REGION




SEATTLE
102 Miles


PORT OF SEATTLE
100 Miles


SEA-TAC INTL. AIRPORT
90 Miles


PORT OF TACOMA
73 Miles


PORTLAND
73 Miles

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AREA AMENITIES

RESTAURANTS

1. Betty's Place
2. Bonanza BBQ & Catering
3. Chimis Family Mexican Restaurant
4. Club Tavern
5. Country House Restaurant
6. Firehouse Restaurant
7. Frank's Hideaway
8. Gee Cee's Truck Stop
9. Guadalajara Family Mexican Restaurant
10. Jeremy's Marketplace
11. Little Crane Café
12. Mrs. Beesley's Burgers
13. Sahara Pizza Winlock
14. Spiffy's Restaurant & Bakery
15. Subway

PARKS & RECREATION

1. Ike Kinswa State Park
2. Lake Mayfield Resort & Marina
3. Lewis & Clark State Park
4. Newaukum Valley Golf Course
5. Sequest State Park
6. Skydive Toledo
7. Winlock Community Building
8. Winlock Timberland Library
9. Winolequa Memorial Park
10. 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

RETAIL

1. Brosey's Hardware
2. CARQUEST Auto Parts
3. Cedar Village IGA
4. Cedar Village Pharmacy
5. First Street Styling
6. Littlerock Meats
7. Sacks First Avenue
8. St. Vincent de Paul Society
9. Sweeny's Ace Hardware
10. Winlock True Value Hardware

SCHOOLS

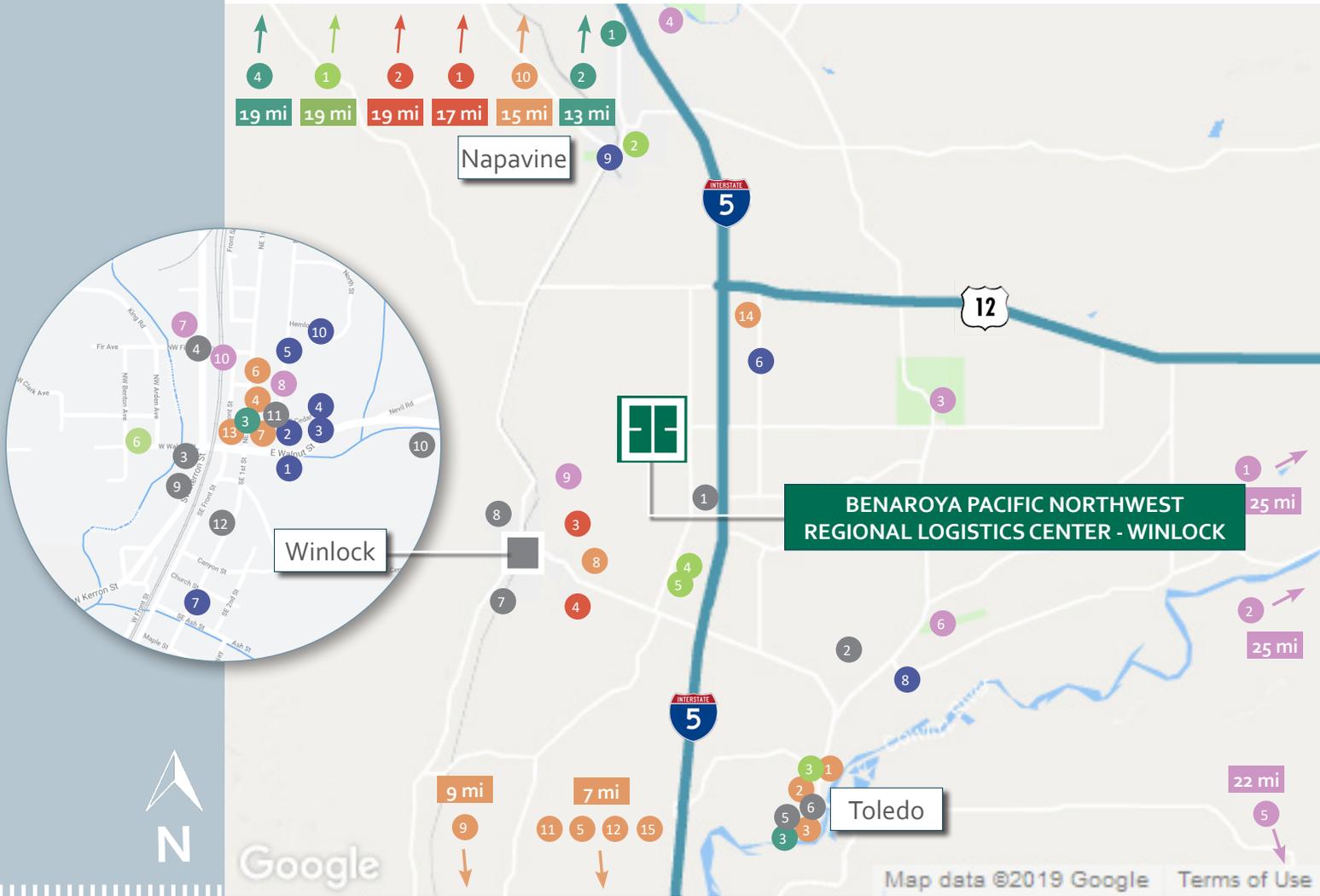
1. Centralia College
2. Napavine High School
3. Toledo High School
4. Winlock Senior High School
5. Winlock Middle School
6. Winlock Miller Elementary School

SERVICES

1. Aaron's Autos
2. Ardies Day Care & Preschool
3. Fred's Shell Services & Tires
4. GASCO
5. Larae's Childcare & Preschool
6. Little Hands Learning Center
7. Little Red Wagon Day Care
8. Mindy's Tiny Tike's Daycare
9. Paul's Automotive & Towing
10. Shell Station
11. United States Postal Service
12. Whistle Stop Barbershop

FINANCIAL INSTITUTIONS

1. Edward Jones
2. Security State Bank
3. Timberland Bank
4. Wells Fargo



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