



**COLDWELL
BANKER
COMMERCIAL**
DANFORTH

FOR LEASE

FORMER SPIFFY'S RESTAURANT

\$10,000.00 /month (NNN)

116 US Hwy 12
Napavine, WA 98532

AVAILABLE SPACE
8,000 SF

FEATURES

- Existing 8,000 SF turnkey restaurant
- Fully equipped and ready to open for business
- All FFE needed to open is in place
- Rooftop signage visible from I-5
- Near new 1.2 million Sq. Ft. Lowes Distribution Center
- Northern exit to largest shovel ready industrial site on the I-5 corridor
- Rapidly expanding development occurring in Lewis county.

AREA

Located on Hwy 12, one of the few East-West highways crossing Washington State. Route to Yakima & Mt Rainier. Near new 1.2 million Sq. Ft. Lowe's Distribution Center Northern exit to largest shovel ready industrial site on the I-5 corridor Rapidly expanding development occurring in Lewis county. Demolition possible and alternate ground lease available, possibly 2 QSR pads.



OFFICE

Kim Adams
206 949 8723
kimadams@cbcworldwide.com

Michael Swanson
253 874 3200
mswanson@cbcd.us

Bob Fredrickson
206 595 7232
bfredrickson@cbcworldwide.com

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**COLDWELL BANKER COMMERCIAL
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33313 1st Way S, Federal Way, WA 98003
253.874.3200

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OFFERING SUMMARY

Available SF:	8,000 SF
Lease Rate:	\$10,000.00 /month (NNN)
Lot Size:	1.75 Acres
Year Built:	1965
Building Size:	8,000 SF
Zoning:	Freeway Commercial
Video Link	Click Here

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PROPERTY OVERVIEW

Existing 8,000 SF turnkey restaurant Fully equipped and ready to open for business All FFE needed to open is in place Rooftop signage visible from I-5 56,000 traffic count Established location with proven track record Previous operator for over 50 years Hwy 12, one of the few East-West highways crossing Washington State. Route to Yakima & Mt Rainier Near new 1.2 million Sq. Ft. Lowes Distribution Center Northern exit to largest shovel ready industrial site on the I-5 corridor. Landlord would consider demolition and alternate ground lease of QSR pads. It may be possible to fit 2 pads in this location. Also open to possible sale.

PROPERTY HIGHLIGHTS

- Existing 8,000 SF turnkey restaurant
- Fully equipped and ready to open for business
- All FFE needed to open is in place
- Rooftop signage visible from I-5
- 56,000 traffic count
- Established location with proven track record
- Previous operator for over 50 years
- Near new 1.2 million Sq. Ft. Lowes Distribution Center

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