



SPRING 2016 AUCTION

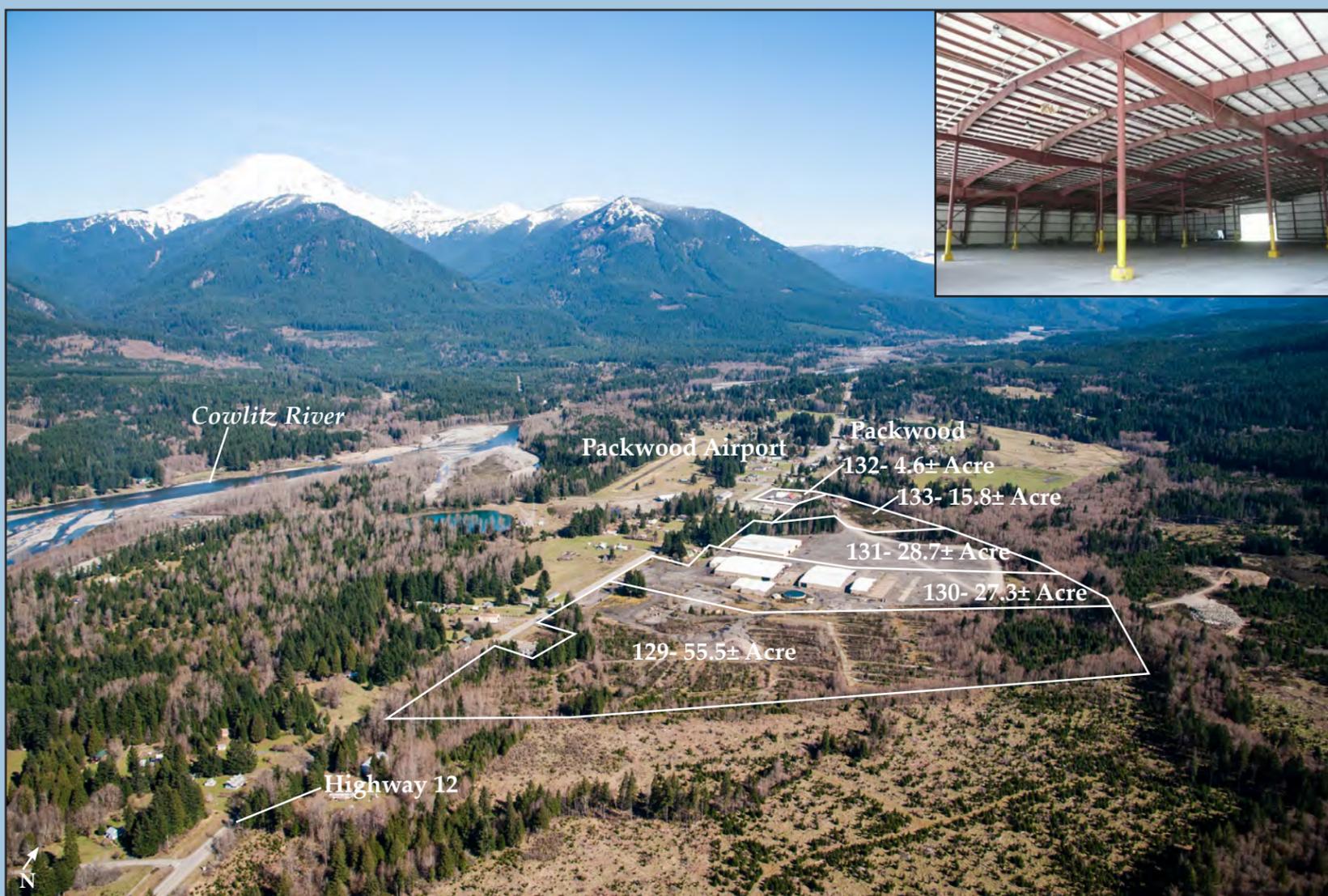


No Starting Bids and No Hidden Reserves!

Seller Orders Price Reduction of \$1,440,000!

**HIGHWAY 12 INDUSTRIAL PROPERTY WITH 230,300±
SQUARE FEET OF ALL-STEEL BUILDINGS, 10,000± SQUARE FOOT
OFFICE BUILDING, AND TWO TRUCK STOPS**

Packwood, Washington



- Improvements available for less than \$7 per square foot
- 132± acre site available in its entirety or in five parcels, from 4.6± acres to 55.5± acres. One to be sold with No Minimum Bid!
- Former sawmill and lumber storage complex, located one hour from I-5 and within 30-minute drive of White Pass Ski Resort and Stevens Canyon entrance to Mt. Rainier National Park. Yakima and I-82 are a 90-minute drive east
- All-steel buildings of up to 90,000± square feet in size, with concrete floors, 20-foot ceiling height and drive-in entries of 30-feet by 20-feet. Single and three phase power available
- Opportunity for reuse as storage, warehousing, or light manufacturing. Excess land and over 65 acres of asphalt paving
- Highway 12 frontage, with 10,000± square foot office building, provides additional option to benefit from over 1.3 million annual visitors to Mt. Rainier National Park

1-800-845-3524

Auction conducted by:

Washington Auction License #1917

REALTY MARKETING/NORTHWEST, Broker

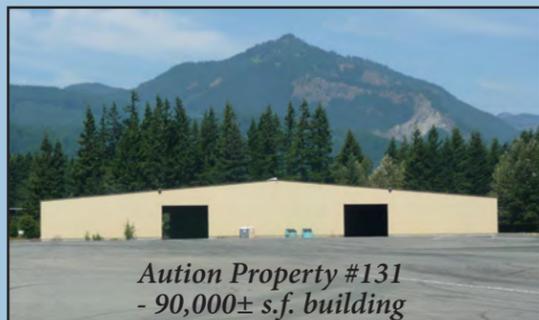
522 SW 5th Avenue, Suite 725 Portland, Oregon 97204



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No Starting Bids and No Hidden Reserves!



Auction Property #131
- 90,000± s.f. building



Auction Property #130
- 63,800± s.f. building and
16,500± s.f. storage shed



Auction Property #130
- 10,000± s.f. office building



FIVE INDIVIDUAL PARCELS

#129	55.5± acres with mixed-use zoning, and 2,300± feet of Highway 12 frontage	\$250,000 or \$5500 per acre*
#130	27.3± acres with three all-steel buildings that total 140,300± square feet and a two-story, 10,000± square foot office building	\$655,000*
#131	28.7± acres with 90,000± square foot, all steel building	\$795,000*
#132	4.6± acres with 7,000± square foot truck shop	No Minimum Bid*
#133	15.8± acres with 7,492± square foot truck shop	\$60,000*

*Sales of Auction Properties 129, 130, 131, 132, and 133 are subject to combined bids in the aggregate to equal, or exceed, the Bulk Published Reserve Price of \$1,760,000

PROPERTY INSPECTION:

By Appointment Only - Call Auction Information Office to Schedule

Wednesday, April 27 11:00 a.m. to 1:00 p.m.

Monday, May 16 11:00 a.m. to 1:00 p.m.

Special tax incentives may be available from Lewis Economic Development Council for creation of employment on the Auction Properties

PUBLISHED RESERVE: \$1,760,000

LAST ASKING: \$3,200,000

SEALED BIDS DUE MAY 26, 2016

Broker Cooperation Invited

CALL NOW FOR FREE COLOR CATALOG #1602 and BID PACKAGE #129-133

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