



# EXCLUSIVELY OFFERING

**620 California Way  
Longview WA 98632**

**\$2,600,000**

Rare industrial warehouse with yard space now available! This former distribution center includes over 26,000 SF of warehouse/office space and sits on 1.6+ acres of land. Property is fully fenced and features multiple grade and dock garage doors, three phase power, laydown yard, quality layout for office and/or retail area. Building is currently 38% occupied and has great upside potential. This would make a great investment, owner-user opportunity or combo of both. Cell tower lease/easement not part of the sale. Call today for more information or to schedule your private tour.

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# PROPERTY OVERVIEW



## PROPERTY DEMORGRPHICS

PRICE:	\$2,600,000
BUILDING SF:	26,300 SF +/-
LOT SIZE:	1.63 Acres   71,003 SF +/-
TAX PARCEL:	100900200
ZONING:	Industrial/Commercial



**DISCLAIMER**

The information in this package has been obtained from sources believed reliable. Whilst we do not doubt its accuracy we have not verified it & we make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy & completeness. Any projections, opinions, assumptions or estimates used are for example only & do not represent the current or future performance of the property. The value of this transaction to you depends on tax & other factors which should be evaluated by your tax, financial & legal advisors. You & your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



# EXECUTIVE SUMMARY

## INCOME

Tenants	Size	Rents	Triple Net
1 - Urban Industrial NW 10/2024 Lease Expiration 1 Renewal Option Remaining	10,000 SF	\$4,500	Yes
2 - Proposed Tenant	16,300 SF	\$8,150	Yes
<b>Total Monthly</b>		<b>\$12,650</b>	
<b>Total Annual</b>		<b>\$151,800</b>	

## PROPOSED FINANCING

Down Payment:	\$1,040,000.00
Percent Down:	40%
Loan Amount:	\$1,560,000
Interest Rate:	5%
Terms (Years)	25
Monthly Loan Payment:	\$9,119.00
Annual Loan Payment:	\$109,428.00
Annual Net Cash Flow:	\$31,956.00

