



WAREHOUSE **FOR SALE**

660 California Way
Longview, WA 98632

\$1,325,000



Chris Roewe
Partner/Broker
C. 360.556.5101
chris@woodfordcre.com

Lindsay Johnson
Licensed Assistant
O. 360.501.5500
lindsay@woodfordcre.com

www.woodfordcre.com



PROPERTY FEATURES

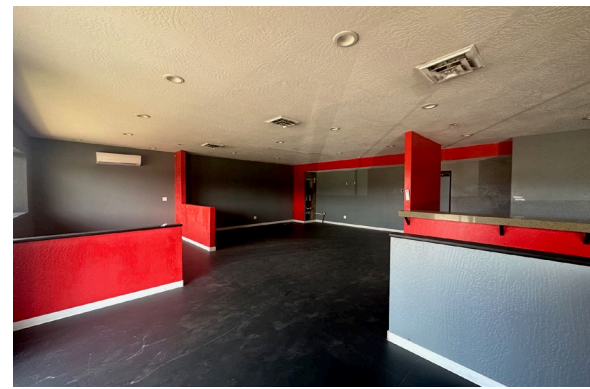
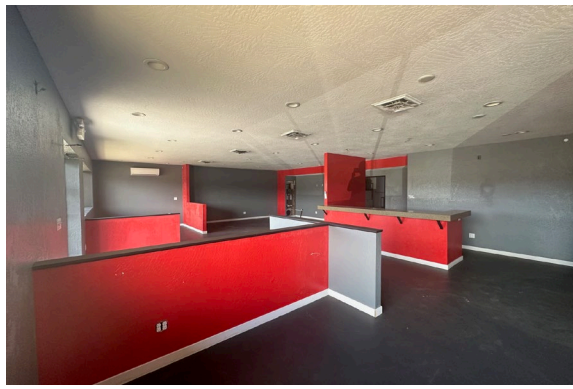
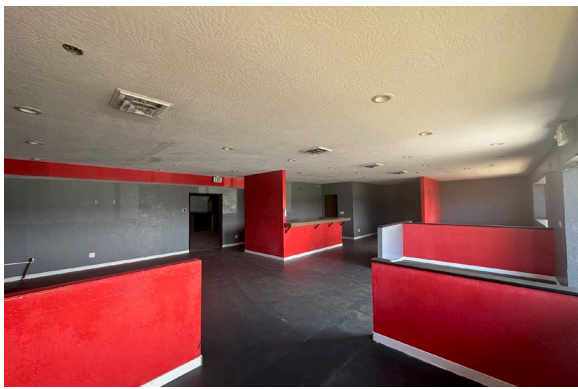
SALE PRICE	\$1,325,000
PRICE PER SF	\$125.00
TOTAL LOT SF	30,056 SF
WAREHOUSE SF	9,000 SF Warehouse
OFFICE/SHOWROOM SF	1,600 SF 2-Story
CEILING HEIGHT	15ft +/- (Edge of Building Height)
GRADE DOORS	3 Grade Doors
DOCK DOORS	1 Dock Door
POWER	3-Phase Power
YARD SPACE	Roof Overhang for Storage or Loading
PARKING	Ample Parking
SECURITY	Fully Fenced
BUILDING INFORMATION	Built 1976 Roof Metal Exterior Metal/Vinyl
PARCEL	08397
ZONING	MU-C/I - Mixed Use Commercial/Industrial District




ABOUT THE PROPERTY

Rare find in this highly visible corner lot warehouse in Longview. This property features approx. 9,000 SF of warehouse, a 1,600 SF two story office/showroom and sits on just over 30,000 SF of land. Features one dock door, three grade doors, three-phase power, tall ceilings, a roof overhang for storage or loading, fully fenced lay down yard, and could be divided into multiple sections. Call today for additional information or to schedule your private tour.









 woodfordcre.com

 chris@woodfordcre.com

 (P)360.501.5500

 208 Vine St., Kelso, WA 98626

The information contained herein has been obtained from sources we understand to be reliable. Whilst we do not doubt its accuracy it has not been verified & we make no guarantees, warranty or representations about it. Any projections, opinions, assumptions or estimates used are for example only. You & your advisors should conduct a careful independent investigation of the property to determine the property's satisfaction to your needs.

© Woodford Commercial Real Estate.