



# EXCLUSIVELY OFFERING

**1119 11th Avenue  
Longview, WA 98632**  
**\$799,000**

Opportunity knocks with this remarkable warehouse with upscale office. This concrete building features approx. 5,570 SF of warehouse and storage on the ground floor and approx. 2,800 SF of upscale office and cubicle/bullpen area on the second floor. The first-floor warehouse boasts two grade doors, with an inside loading dock and ramp, very high ceilings, extensive storage throughout, and a server room with a backup generator, a private office, and a reception area. The light and bright second floor consists of three private offices, a good-sized conference room, and a large open bullpen with approx. 10 built-in cubicles, breakroom with kitchenette, two restrooms, and additional storage. This one-of-a-kind property is a must-see. Multiple uses allowed within zoning. Owner financing available. Call today for more information.

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**Price: \$799,000 | Building SF: 8,370 SF +/- | Year Built: 1979 | Tax Parcel: 0-0448**

**Chris Roewe | Partner/Broker**  
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# WAREHOUSE PHOTOS

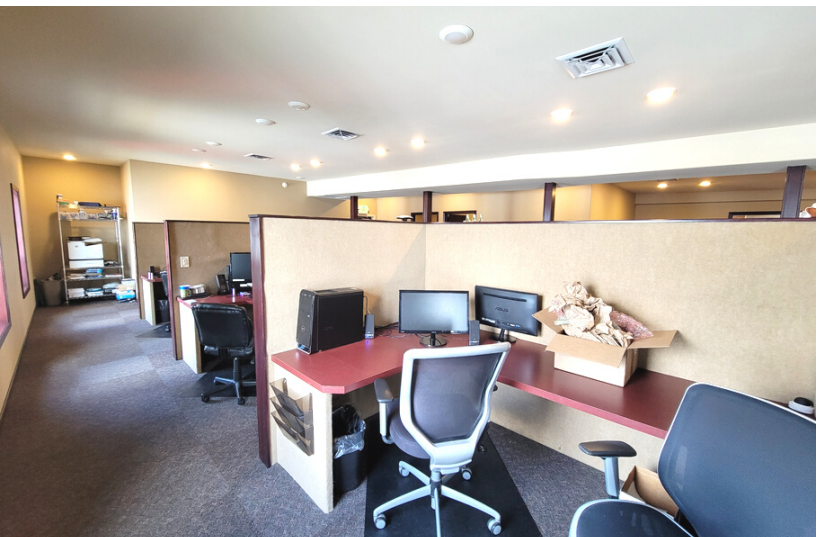


## DISCLAIMER

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.



# OFFICE PHOTOS



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