



# WAREHOUSE FOR SALE

2305 Columbia Heights Rd.  
Longview, WA 98632

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\$2,000,000



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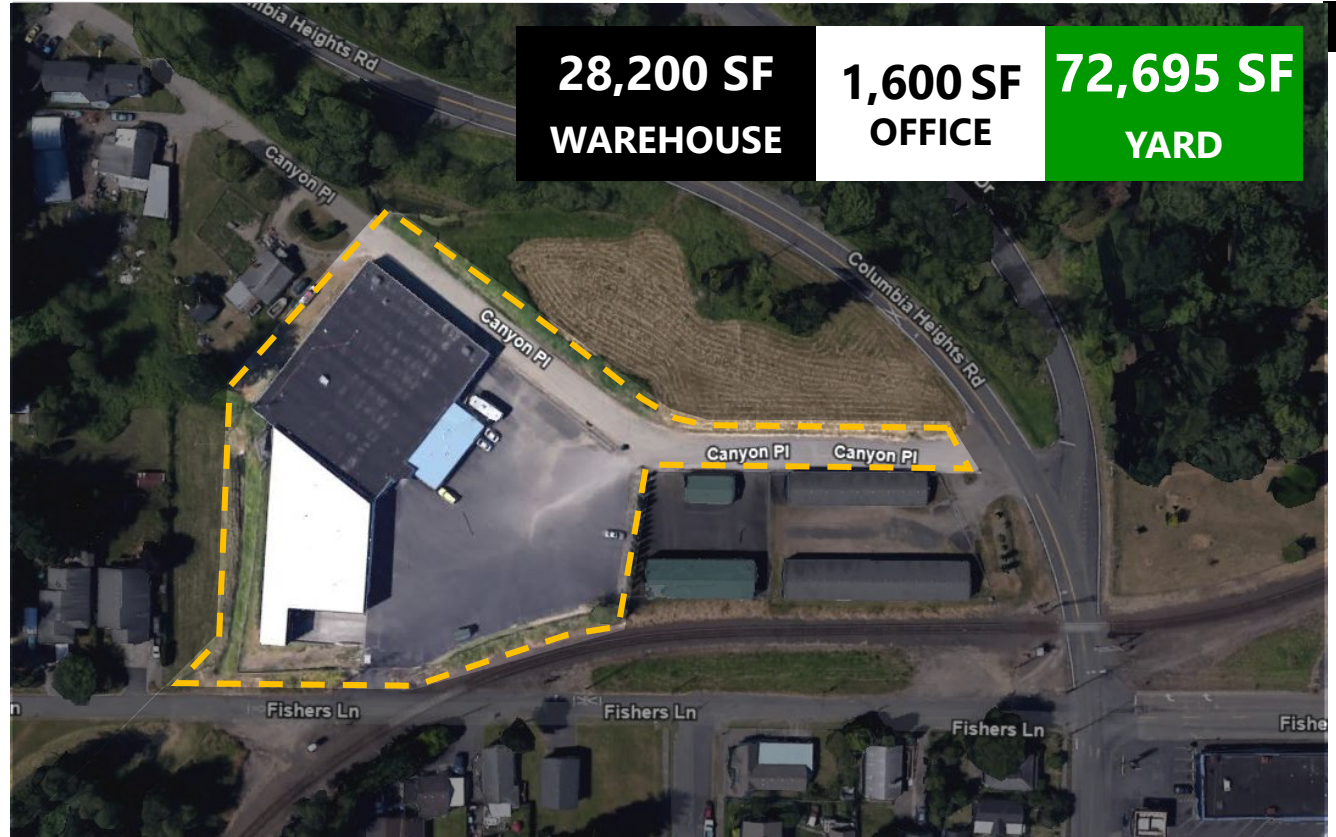
# PROPERTY FEATURES

<b>SALE PRICE</b>	\$2,000,000
<b>LOT SIZE</b>	2.33 Acres   101495 SF +/-
<b>BUILDING SF</b>	28,200 SF Warehouse   1,600 SF Office
<b>BUILDING HEIGHT</b>	Multiple Ceiling Heights
<b>DOCKS</b>	2 Exterior Dock Doors
<b>GRADE DOORS</b>	3 Grade Doors
<b>POWER</b>	3-Phase
<b>YARD SPACE</b>	72,695+/- Paved
<b>FIRE SYSTEM</b>	Fire Sprinkler System
<b>PARKING</b>	Ample Parking
<b>SECURITY</b>	Fully Fenced
<b>ZONING</b>	GC   General Commercial
<b>ROOF</b>	Torchdown   Metal
<b>EXTERIOR</b>	Block   Metal
<b>BUILT</b>	1998   1966
<b>UPDATED</b>	2000s
<b>PARCEL</b>	1039401



## ABOUT THE PROPERTY

Great value in this two-tenant warehouse investment property. There are two tenants with long term leases in place that occupy this 29,800 SF building that sits on approx. 2.33 acres. This building features multiple ceiling heights, multiple grade doors, two exterior dock high loading spaces, proportional office space, large parking area for easy semi-truck turning or parking, and much more. This property is offered at a 5.6% CAP rate with future upside with the annual rent increases in place. This would make a great addition to your portfolio. Call today for additional information.




<b>28,200 SF</b> <b>WAREHOUSE</b>	<b>1,600 SF</b> <b>OFFICE</b>	<b>72,695 SF</b> <b>YARD</b>
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<b>INCOME</b>	<b>Lease Expires</b>	<b>Option to Extend</b>	<b>Annual Rent Increases</b>	<b>Size +/-</b>	<b>\$/SF</b>	<b>NNN</b>	<b>Base Monthly Income</b>	<b>Total Annual Income</b>
EAZ Sales	12/31/2026	No	Yes	10,200 SF	\$0.34	Yes	\$3,450.00	\$41,400.00
Service Master	07/31/2027	No	Yes	19,600 SF	\$0.31	Yes	\$6,100.00	\$73,200.00
<b>Total Annual</b>				<b>29,800 SF</b>			<b>\$9,550.00</b>	<b>\$114,600.00</b>
Scheduled Gross Annual Income:								\$114,600.00
Less: Vacancy Factor (3%):								(\$3,400.00)
<b>Effective (Adjusted) Gross Income:</b>								<b>\$111,200.00</b>
<b>EXPENSES</b>								
Expenses are all paid by the tenant through NNN.								
<b>Net Operating Income (NOI)</b>								<b>\$111,200.00</b>
<b>PROPOSED BANK FINANCING</b>								
Price							\$2,000,000.00	
Price Per Square Foot							\$67.00	
Down Payment							\$900,000.00	
Percent Down							45%	
Loan Amount							\$1,100,000.00	
Interest Rate							6%	
Term (Years)							25	
Monthly Loan Payments							\$85,048.00	
Annual Net Cash Flow							\$26,152.00	
Debt Coverage Ratio							1.38%	
Capitalization Rate							5.6%	
Gross Rent Multiplier							17.45	



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