

# WAREHOUSE FOR SALE

2305 Columbia Heights Rd.  
Longview, WA 98632

\$1,700,000



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# PROPERTY FEATURES

SALE PRICE	\$1,700,000
LOT SIZE	2.33 Acres   101495 SF +/-
BUILDING SF	28,200 SF Warehouse   1,600 SF Office
BUILDING HEIGHT	Multiple Ceiling Heights
DOCKS	2 Exterior Dock Doors
GRADE DOORS	3 Grade Doors
POWER	3-Phase
YARD SPACE	72,695+/- Paved
FIRE SYSTEM	Fire Sprinkler System
PARKING	Ample Parking
SECURITY	Fully Fenced
ZONING	GC   General Commercial
ROOF	Torchdown   Metal
EXTERIOR	Block   Metal
BUILT	1998   1966
UPDATED	2000s
PARCEL	1039401

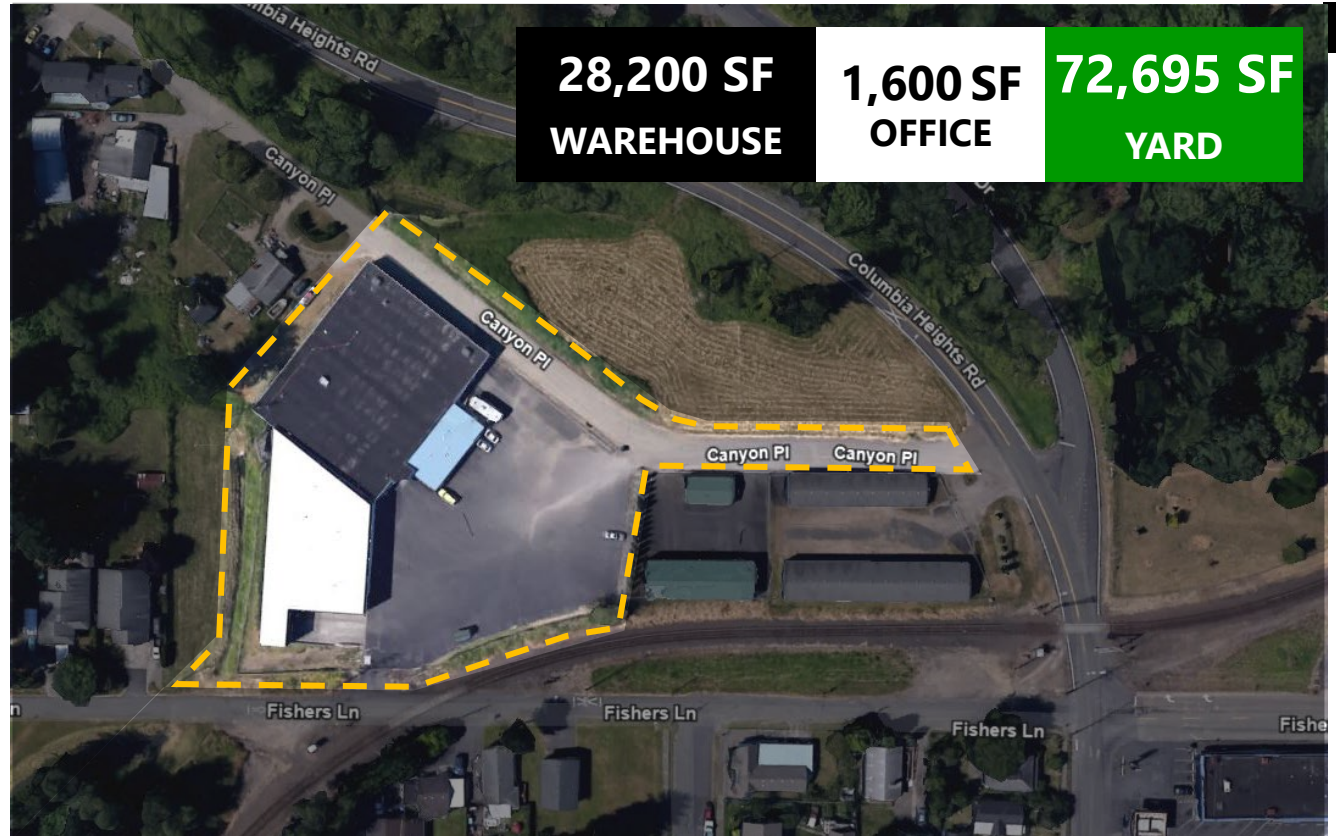




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## ABOUT THE PROPERTY

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 6.6% 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.



**28,200 SF**  
**WAREHOUSE**

**1,600 SF**  
**OFFICE**

**72,695 SF**  
**YARD**




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INCOME	Lease Expires	Option to Extend	Annual Rent Increases	Size +/-	\$/SF	NNN	Base Monthly Income	Total Annual Income
EAZ Sales	03/31/2027	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	\$6,200.00	\$74,400.00
<b>Total Annual</b>				<b>29,800 SF</b>			<b>\$9,650.00</b>	<b>\$115,800.00</b>
Scheduled Gross Annual Income:								\$115,800.00
Less: Vacancy Factor (3%):								(\$3,474.00)
<b>Effective (Adjusted) Gross Income:</b>								<b>\$112,326.00</b>
<b>EXPENSES</b>								
Expenses are all paid by the tenant through NNN.								
<b>Net Operating Income (NOI)</b>								<b>\$112,326.00</b>
<b>PROPOSED BANK FINANCING</b>								
Price							\$1,700,000.00	
Price Per Square Foot							\$60.00	
Down Payment							\$680,000.00	
Percent Down							40%	
Loan Amount							\$1,020,000.00	
Interest Rate							6.5%	
Term (Years)							25	
Monthly Loan Payments							\$82,645.00	
Annual Net Cash Flow							\$29,681.00	
Debt Coverage Ratio							1.36%	
Capitalization Rate							6.6%	
Gross Rent Multiplier							14.7	






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