



FOR LEASE



WOODLAND INDUSTRIAL FLEX BUILDING

600 Mitchell Ave Woodland, WA 98674

\$18-20 psf + NNN

807 SF - 17,587 SF Max Contiguous

- 37,126 SF Total
- Flexible Sizes
- Office Build Out Options
- Delivery Q2 2024

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PROPERTY SUMMARY



**FOR
LEASE**



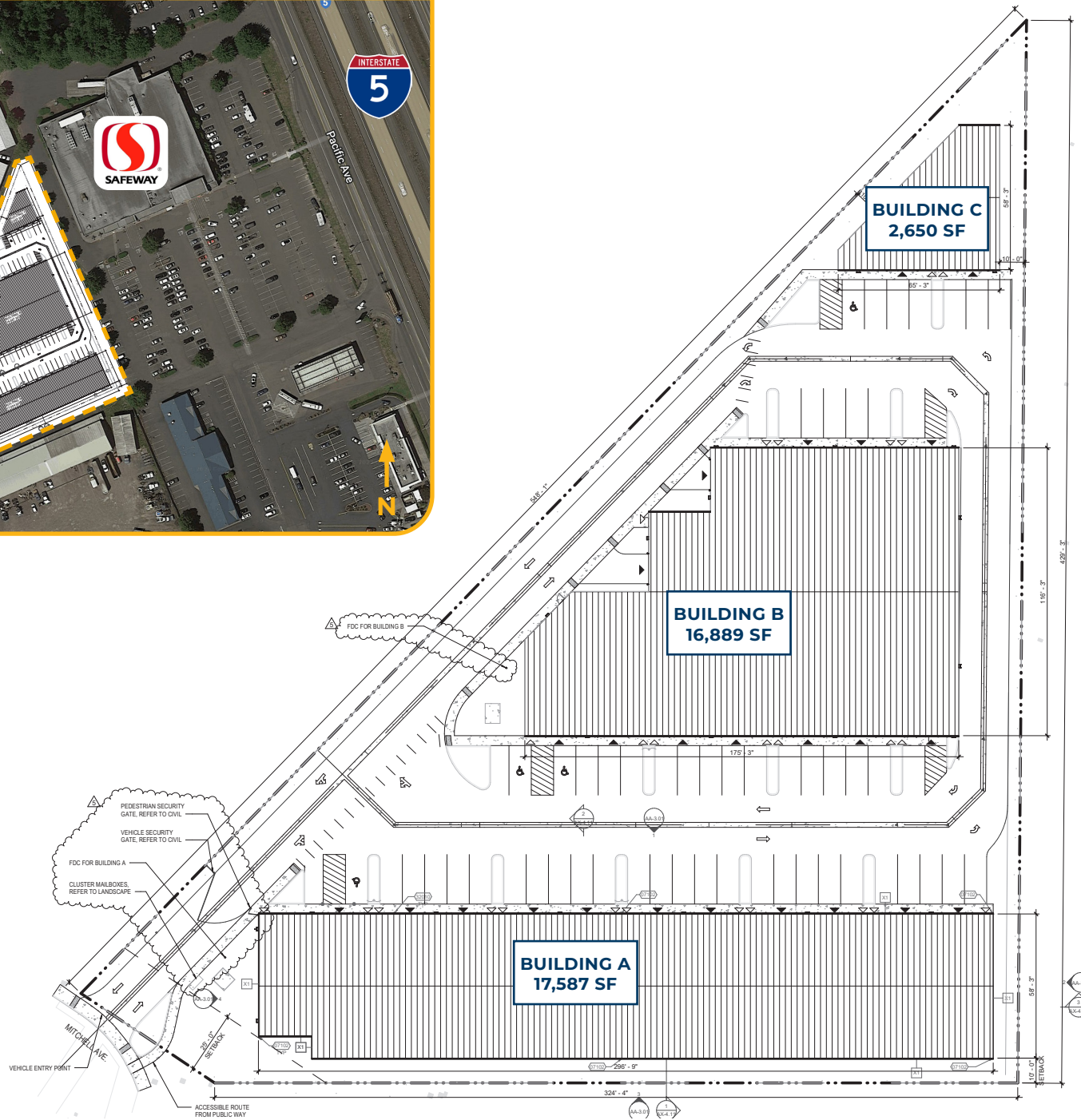
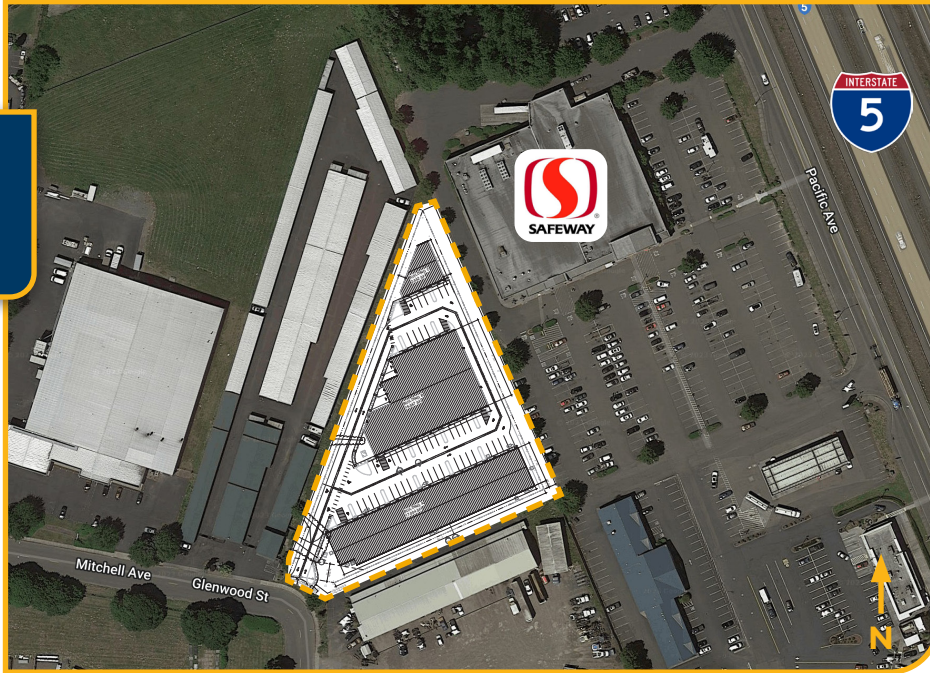
Property Details	
Address	600 Mitchell Ave Woodland, WA 98674
Available Space	807 - 17,587 SF
Lease Rate	\$18-20 psf + NNN
Availability	Quarter 2 2024

Plan Type	# of Units	Sq. Ft. Per Unit Sq.	Sq. Ft. Total
24' X 60'	22	1,535	33,762
Bay 19	1	807	807
Bay 20	1	1,456	1,456
Bay 25	1	1,101	1,101
Parking Stalls	55		
Totals	25		37,126



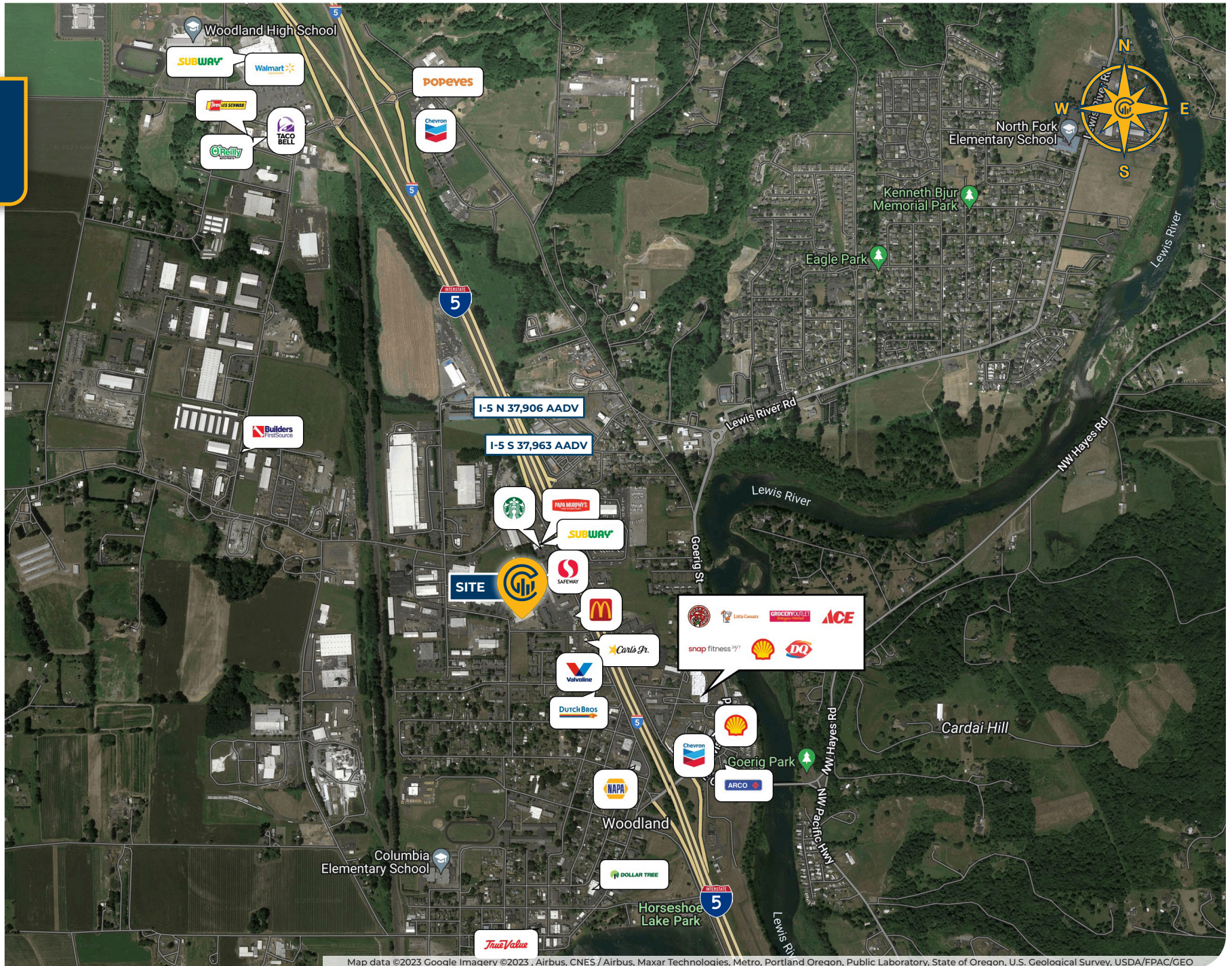


SITE PLAN





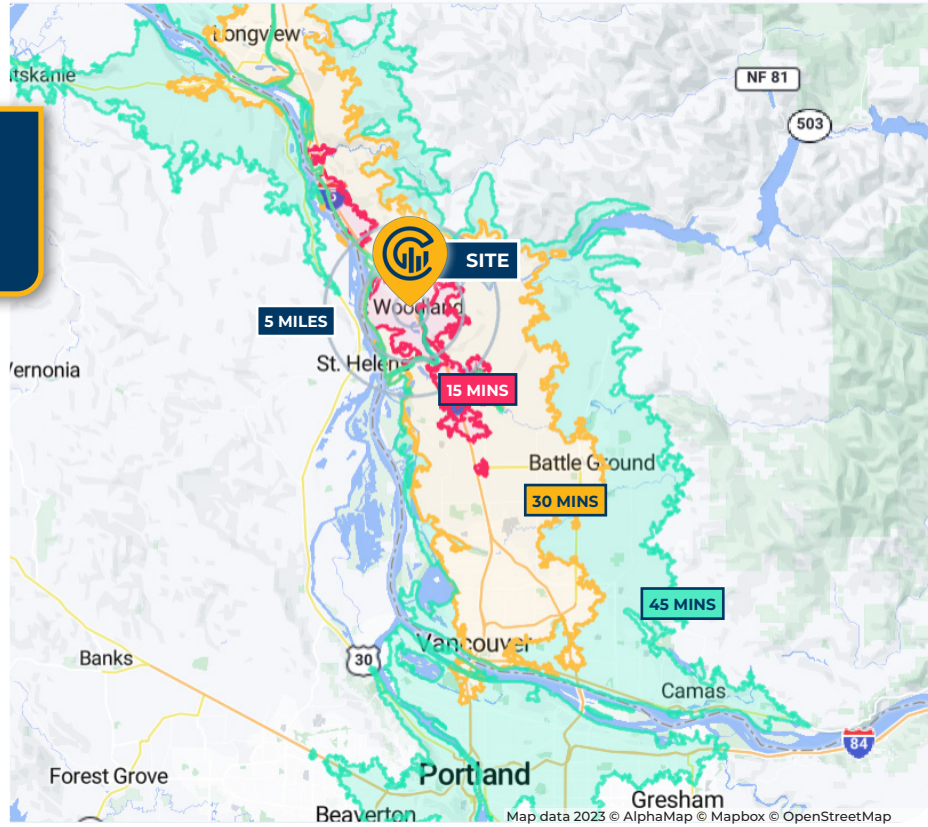
LOCAL AERIAL MAP



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DRIVE TIMES & DEMOGRAPHICS



AREA DEMOGRAPHICS

Population	1 mi area	3 mi area	5 mi area
2023 Estimated Population	4,064	10,451	26,797
2028 Projected Population	4,305	11,181	28,794
2020 Census Population	3,963	10,285	25,705
2010 Census Population	3,169	8,614	22,576
Projected Annual Growth 2023 to 2028	1.2%	1.4%	1.5%
Historical Annual Growth 2010 to 2023	2.2%	1.6%	1.4%
Households & Income			
2023 Estimated Households	1,478	3,664	10,049
2023 Est. Average HH Income	\$102,953	\$129,408	\$117,129
2023 Est. Median HH Income	\$81,372	\$105,116	\$93,661
2023 Est. Per Capita Income	\$37,544	\$45,607	\$44,066
Businesses			
2023 Est. Total Businesses	316	501	1,014
2023 Est. Total Employees	3,269	4,834	9,259

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2023, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 4/2023, TIGER Geography - RSI

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WOODLAND WAREHOUSE