



WAREHOUSE FOR SALE

1400 Down River
Woodland, WA 98674

\$1,199,000



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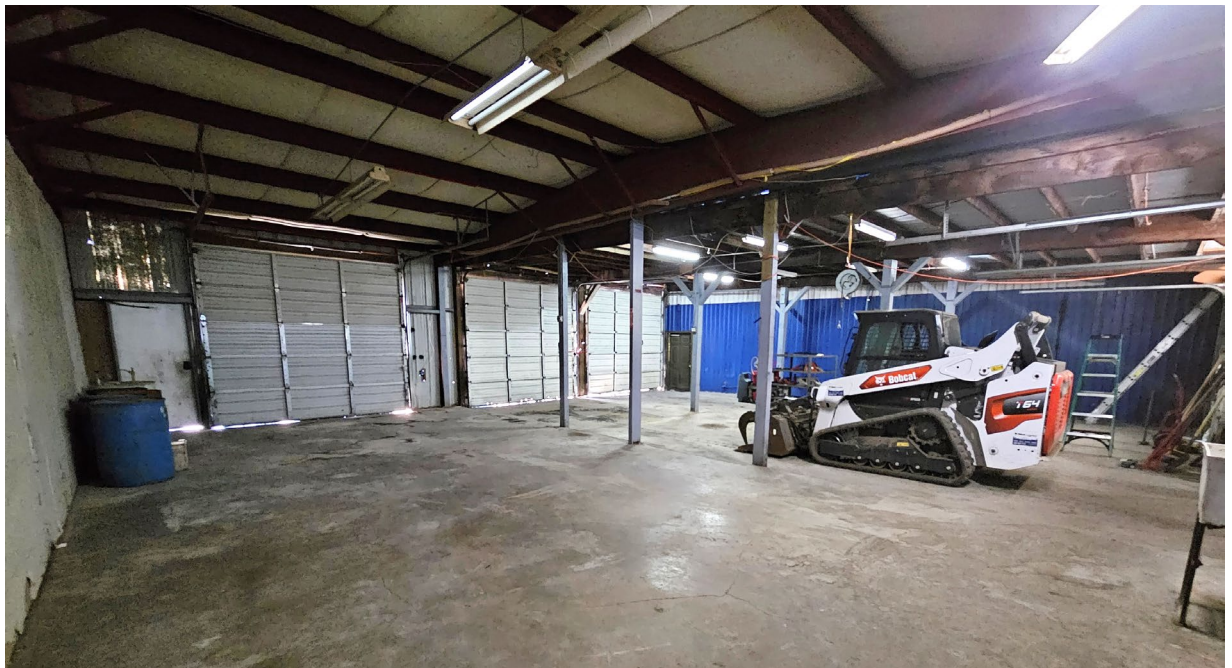
PROPERTY FEATURES

SALE PRICE	\$1,199,000
LOT SF	41,382 SF 0.95 AC
BUILDING	7,916 SF
BUILDING HEIGHT	14ft. (Center), 12ft. (Side Wall)
GRADE DOORS	6 Grade Doors 10ft. W x 10ft. H
POWER	3-Phase
YARD SPACE	34,000 SF +/- Paved
PARKING	Ample Parking
SECURITY	Partially Fenced
ZONING	LI-Light Industrial
ROOF	Metal
BUILT	1976
PARCEL ID	5060002

ABOUT THE PROPERTY

Discover this rare warehouse opportunity just minutes from I-5. This property features an approximately 7,916 SF building on a 41,382 SF lot. It includes six spacious grade-level doors, 3-phase power, and 12–14-foot ceiling heights. Additionally, there are laydown yards on both sides of the building. Historically, this warehouse has accommodated two tenants. You can continue renting both spaces, use one for your business while renting the other, or occupy the entire building for your expanding operations. With its numerous options and potential, this is a must-see property. Call today to schedule your private tour. *Building to be vacant by July 15th, 2024.*











Woodford

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