

RETAIL FOR LEASE

**RETAIL
LEASE
LOCATION**1170 15TH AVE
LONGVIEW, WA 98632**\$
3,700-5,000****PER
MONTH
+ NNN****SF
5,250-9,196****SPACE
SIZES****ABOUT THE PROPERTY**

Location Location Location! Hard corner highly visible retail and storage space now available in the heart of Longview's trade area. This property features two buildings with a combined square footage of approx. 9,196 SF that sit on approx. 18,000 SF fully fenced lot with plenty of parking. The main building features approx. 5,250 SF of retail space with large store front windows, high ceilings, good signage opportunities, and much more. Asking \$3,700 per month plus triple nets. The storage building is approx. 3,946 featuring one roll up door, a sliding door, fenced area and would be perfect for extra storage needs. Asking \$1,400 per month plus triple net. Bring your vision to life in this high traffic area with excellent visibility. You can lease the buildings separately or together to meet all of your storage needs. Multiple uses allowed within zoning. Call today for your private tour.

**LEASING OPTIONS**

OPTION 1 | Size: 5,250 SF +/- | Terms: \$3,700 Per Month + NNN

OPTION 2 | Size: 3,946 SF +/- | Terms: \$1,400 Per Month + NNN

OPTION 3 | Size: 9,196 SF +/- | Terms: \$5,000 Per Month + NNN



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