

# WAREHOUSE FOR LEASE

642 Commerce Ave  
Longview, WA 98632

\$18,700/Month+ NNN

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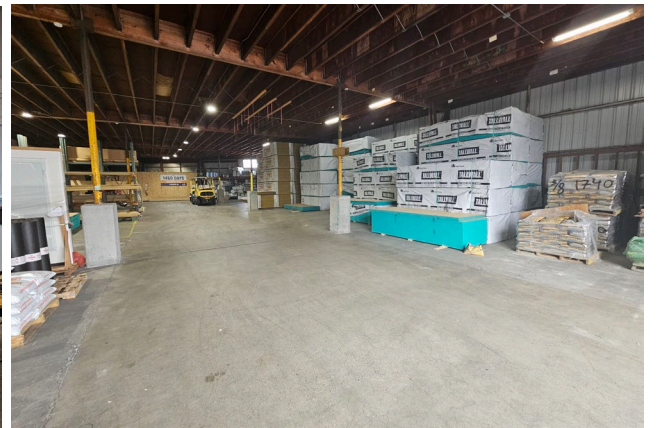
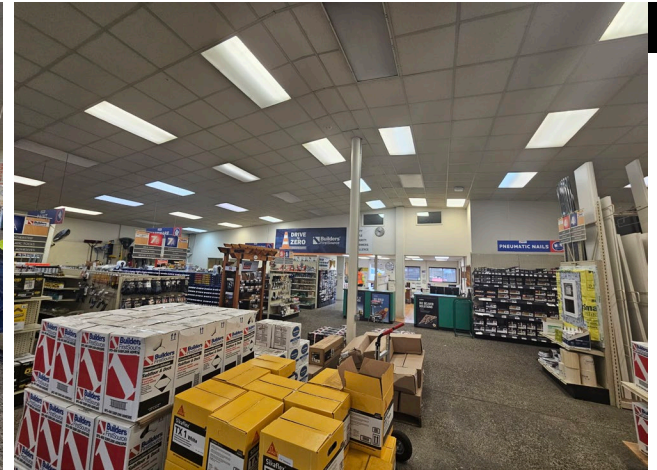


## PROPERTY FEATURES

|                            |  |
|----------------------------|--|
| <b>LEASE RATE</b>          | \$18,700/Month+ NNN                      |
| <b>LOT SF</b>              | 2.67 Acres   116,305 SF                  |
| <b>TOTAL BUILDING SF</b>   | 23,732 SF                                |
| <b>WAREHOUSE</b>           | 20,540 SF                                |
| <b>3-SIDED STORAGE BLD</b> | 3,192 SF                                 |
| <b>DOORS TYPE</b>          | 3 Grade Level Doors                      |
| <b>YARD SPACE</b>          | 50,000 SF +/- Paved & Fenced             |
| <b>POWER</b>               | Standard                                 |
| <b>FIRE SYSTEM</b>         | No Sprinkler System                      |
| <b>PARKING</b>             | Ample Parking, 8,642+/- SF Unfenced      |
| <b>ZONING</b>              | MC-C/I   Mixed Use Commercial Industrial |


## ABOUT THE PROPERTY

This is a rare chance to lease a versatile, high-visibility warehouse property located on a prime hard corner within a heavily trafficked mixed-use corridor. The offering includes three warehouses totaling approximately 20,540 SF of rentable space, a three-sided storage building with 3,192 SF, and expansive laydown yards of over 50,000 SF ideal for equipment, vehicle, or materials storage. The total lot spans an impressive 116,305 SF and the buildings feature tall ceiling heights, oversized customer parking, several private offices, and multiple site access points for easy flow of traffic and logistics. The front building offers 8,000 SF and is currently configured with a showroom, making it well suited for either retail or industrial operations. The additional warehouse spaces measure 7,144 SF and 5,100 SF, each equipped with grade-level doors for efficient loading and unloading. Conveniently located just off I-5 and zoned mixed-use commercial/industrial, this property supports a wide range of uses. Call today to schedule your private tour.









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