

WAREHOUSE FOR SALE

642 Commerce Ave
Longview, WA 98632

\$2,900,000



www.woodfordcre.com

Chris Roewe
Owner/Broker
C. 360.556.5101
chris@woodfordcre.com

Lindsay Johnson
Licensed Assistant
360.501.5500
lindsay@woodfordcre.com





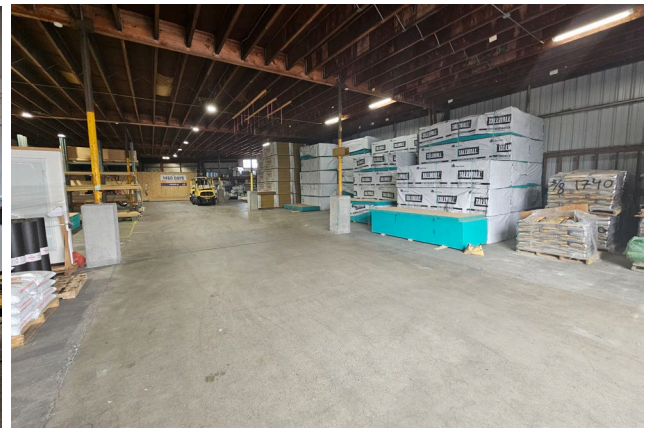
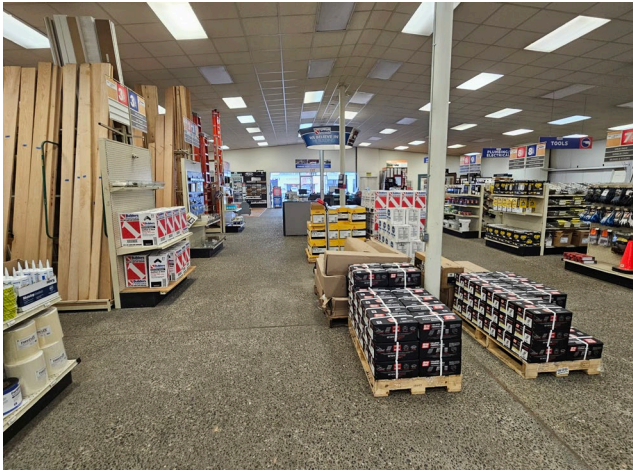
PROPERTY FEATURES

SALE PRICE	\$2,900,000
LOT SF	2.67 Acres 116,305 SF
TOTAL BUILDING SF	23,732 SF
WAREHOUSE	20,540 SF
3-SIDED STORAGE BLD	3,192 SF
DOORS TYPE	3 Grade Level Doors
YARD SPACE	50,000 SF +/- Paved & Fenced
POWER	Standard
FIRE SYSTEM	No Sprinkler System
PARKING	Ample Parking, 8,642+/- SF Unfenced
ZONING	MC-C/I Mixed Use Commercial Industrial


ABOUT THE PROPERTY


Rare find in this warehouse building package that is located on a hard corner in a high traffic mixed-use corridor. Situated on two parcels totaling 2.67 acres, this package includes three warehouses with rentable square footage of 20,540, a 3-sided storage building with 3,192 SF, large lay down areas of approx. 50,000+ SF, tall ceiling heights, oversized customer parking area, multiple site entrances & private offices, and much more! The front building offers 8,000 SF flexibly designed for retail or industrial use and currently includes a showroom, while the additional warehouses measure 7,144 SF and 5,100 SF, each equipped with a grade-level doors. Located just off I-5 and zoned for mixed-use commercial/industrial, this property is well-suited for owner-users or investors looking for a strategic, income-generating asset with room for growth. Schedule your private tour today!









 woodfordcre.com

 chris@woodfordcre.com

 O. 360.501.5500

 208 Vine St., Kelso, WA 98626

The information contained herein has been obtained from sources we understand to be reliable. Whilst we do not doubt its accuracy it has not been verified & we make no guarantees, warranty or representations about it. Any projections, opinions, assumptions or estimates used are for example only. You & your advisors should conduct a careful independent investigation of the property to determine the property's satisfaction to your needs.

© Woodford Commercial Real Estate.