



WAREHOUSE FOR SALE

1406 Tennant Way
Longview, WA 98632

\$1,100,000



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PROPERTY FEATURES

SALE PRICE	\$1,100,000
TOTAL SF	8,975 SF Building 15,475 SF Lot
DOORS TYPE	7 Grade Doors 10 W x 10H
POWER	Ample Power
YARD SPACE	6,500 SF +/- Paved
PARKING	Ample Parking with Option to Expand
SECURITY	Fenced Yard
ADDITIONAL	Built 1953, Concrete Exterior, Torch Down Roof, Heat Type: Gas Blown & Furnace
ZONING/PARCEL	GC – General Commercial
PARCEL	02202

ABOUT THE PROPERTY

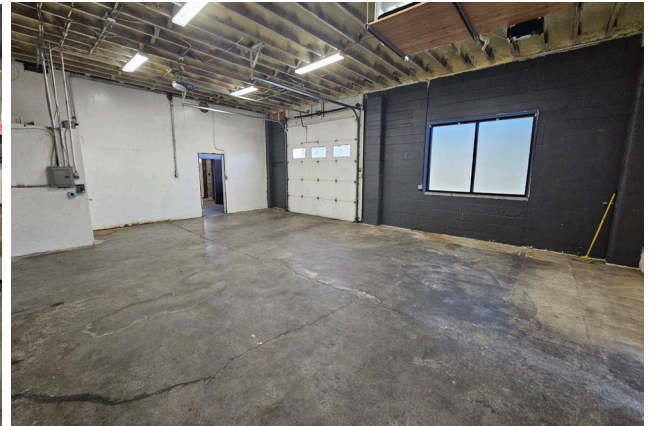
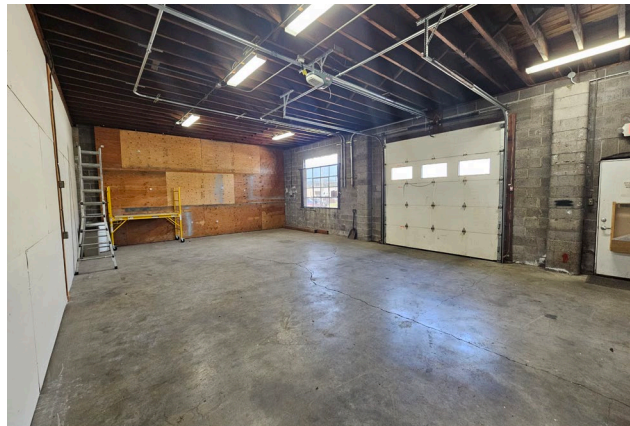
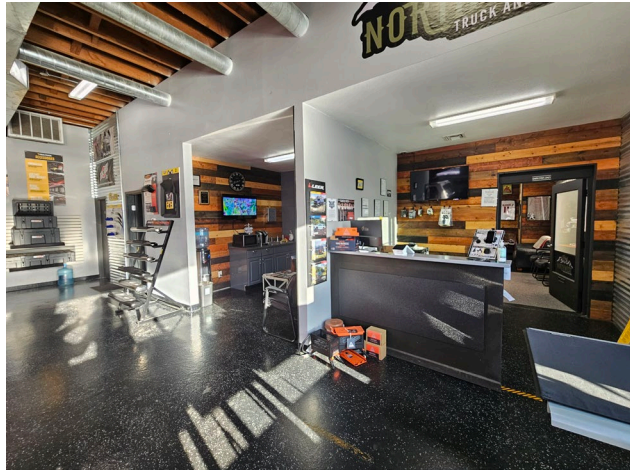
This high-traffic corner warehouse is now available for sale and offers an exceptional opportunity for both owner-users and investors. The property features approximately 8,975 square feet of warehouse space with a well-proportioned office build-out, situated on roughly 15,475 square feet of land. Highlights include seven grade-level garage doors, three restrooms, high ceilings, a newer roof, and newer warehouse heaters. A rear laydown yard provides added functionality, with the option to expand the yard further. The building currently has one tenant in place and includes additional income from a billboard lease. Strategically positioned at a highly visible intersection with approximately 40,000 vehicles per day, the property benefits from outstanding exposure and is conveniently located near the I-5 freeway and the bridge into Oregon. This is a rare opportunity to acquire a versatile industrial property in a prime location ideal for placing your business or as a solid long-term investment. Contact us today to schedule a private tour or for additional details.



PROPOSED BANK FINANCING

Price	\$1,100,000.00
Price per SF	\$122.56
Down Payment	\$275,000.00
Percent Down	25%
Loan Amount	\$825,000.00
Interest Rate	6%
Term (Years)	25
Monthly Loan Payments	\$5,315











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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.

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