



# WAREHOUSE FOR SALE

1351 Alabama St.  
Longview WA 98632

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\$1,199,000



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# PROPERTY FEATURES

**SALE PRICE** \$1,199,000

**TOTAL BUILDING SF** 5,216 SF+/-

## WAREHOUSE

Warehouse: 4,016 SF+/-

Warehouse: 1,200 SF +/-

## LAND SF

5.16 Acres

224,770 SF

## GRADE DOORS

Warehouse: 3 Grade Doors

Warehouse: 2 Grade Doors

## POWER

Standard

## PARCELS

08471

## ZONING

Light Industrial District

## BUILDING INFO

Floor: Concrete

Roof: Metal/Composition

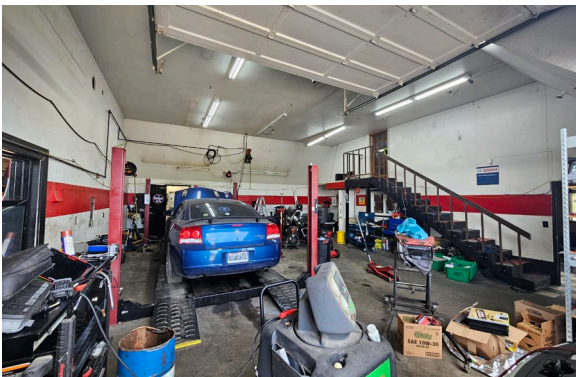
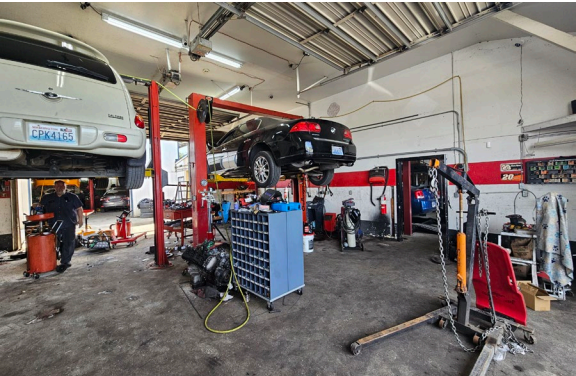
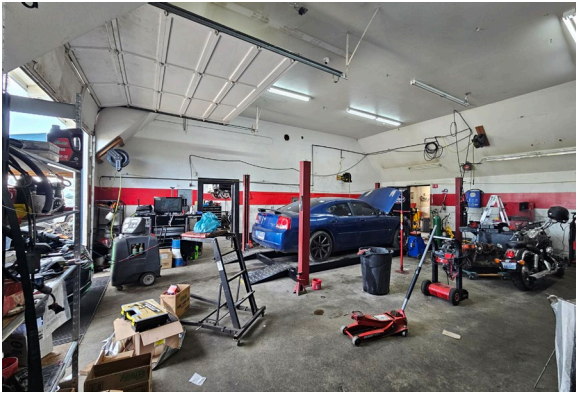
Exterior: Mix; Wood, Metal

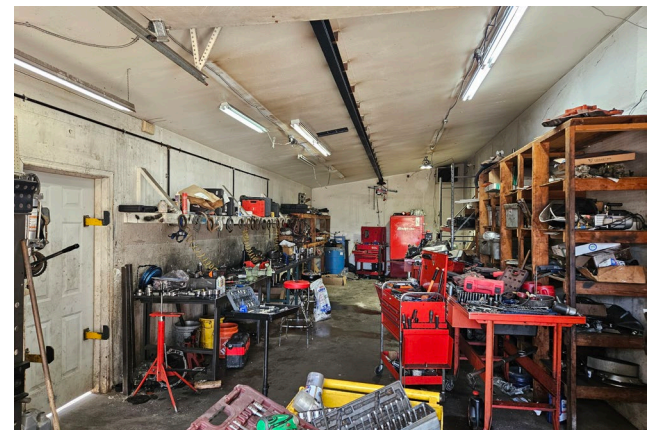
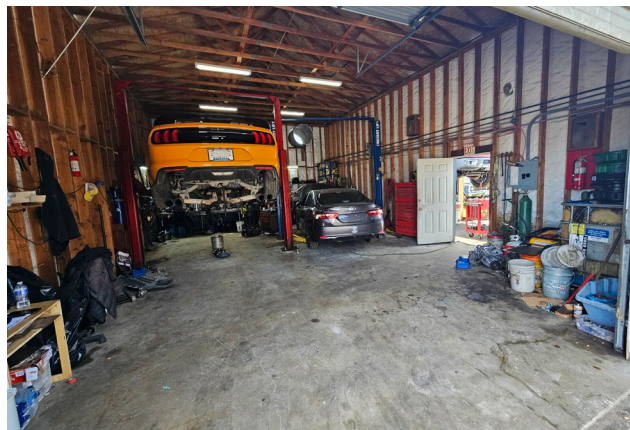
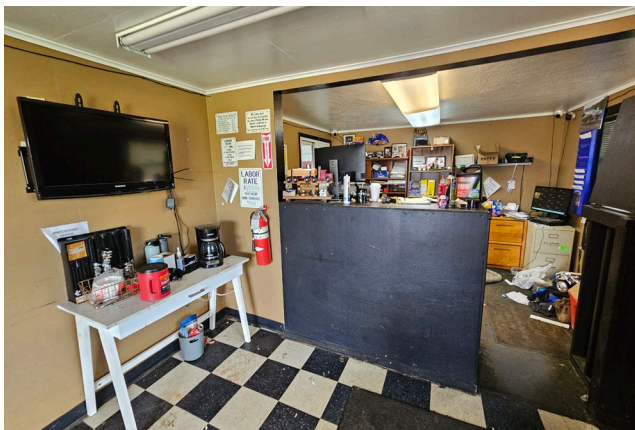
## BUILT

1969


## ABOUT THE PROPERTY


Discover a rare industrial opportunity in Longview offering exceptional flexibility for owner-users, investors, developers, and growing businesses. Situated on 5.16 flat, usable acres, this Light Industrial-zoned property includes two buildings totaling approximately 5,216 SF: a 4,016 SF warehouse with three grade-level doors and a separate 1,200 SF warehouse with two grade-level doors. The site provides ample room for expansion, equipment storage, fleet operations, manufacturing, distribution, contractor services, or future development. Conveniently located near town, Interstate 5, and the Oregon bridge, the property offers excellent accessibility and regional connectivity. Currently utilized in part for auto repair and service operations on a month-to-month basis, this versatile asset presents significant upside potential. Contact us today to schedule your private tour.









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