WAREHOUSE
FOR LEASE

642 Commerce Ave
Longview, WA 98632

$18,700/Month+ NNN

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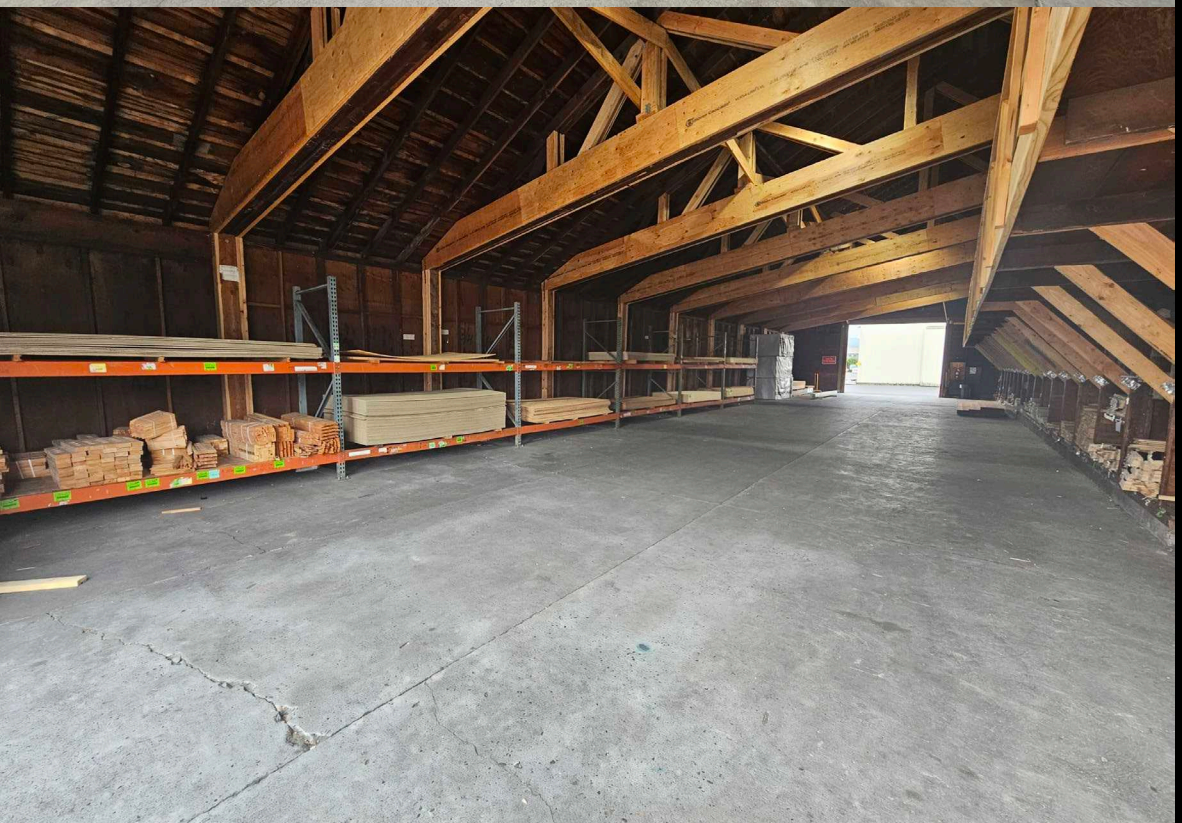

PROPERTY FEATURES

LEASE RATE	$18,700/Month+ NNN
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

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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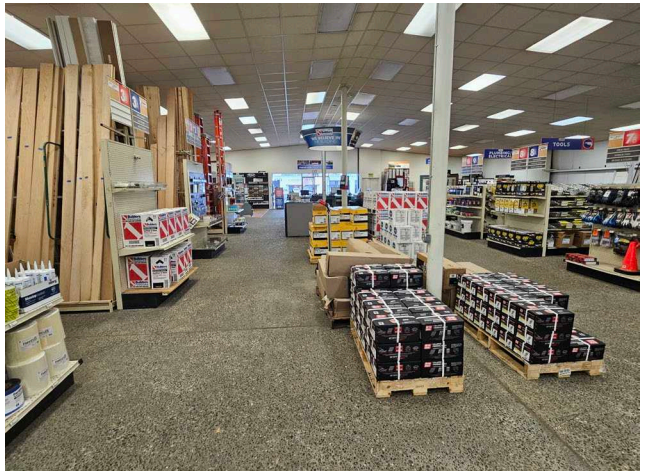
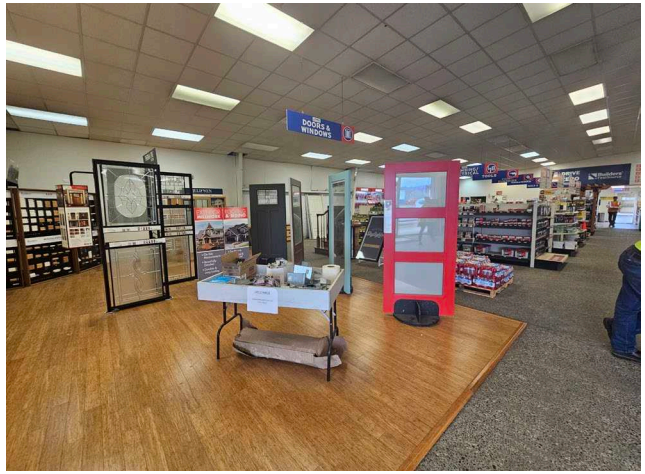
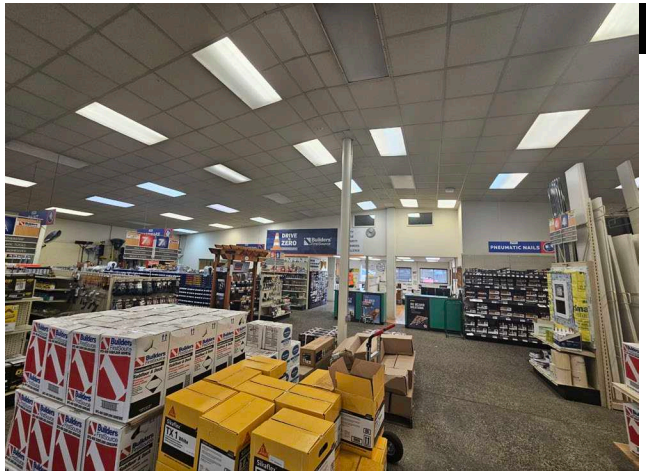

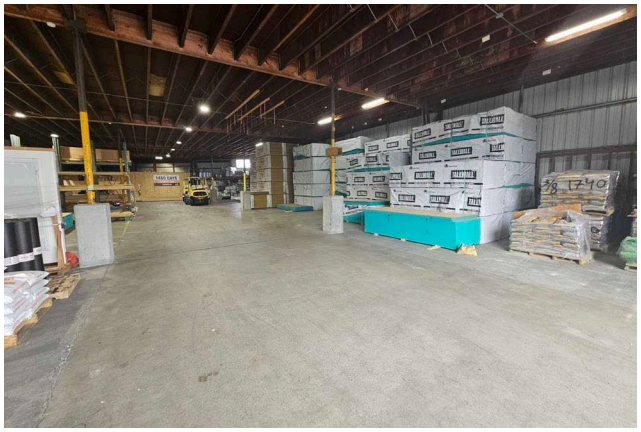

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