

# FOR SALE

## Commercial Project Opportunity

3.19 AC - CR-1 - 2 Bldgs - 13,020 SF Partial Build Out

- 3.19 AC
- CR-1 Zoning
- Project Approved for Retail or Contractor
- 270' +/- Frontage on 10th Ave
- 340 Yds to Hwy 502 (NE 219th St)

22312 NE 10th Ave Ridgefield, WA 98642

NE 10th Ave & Hwy 502 - I-5 Exit 11

# \$2,000,000



- 6,720 SF Bldg Approved/ Permitted/ Partially Started for Store & Warehouse Use
- Some Materials Included \*Except; Windows, Siding, Roofing
- Foundation Poured
- 28 Parking Spaces
- Permitted - Bldg - Septic - Power - Water
- Storm Water In
- 6,300 SF Bldg (for Storage) Not Permitted/ Foundation Poured

**READY  
TO BE BUILT!**

>>> [SheaCRE.com](http://SheaCRE.com)

## Kelly D Shea

**Commercial**

360.823.5110 Of f i ce

360.921.3710 Cell

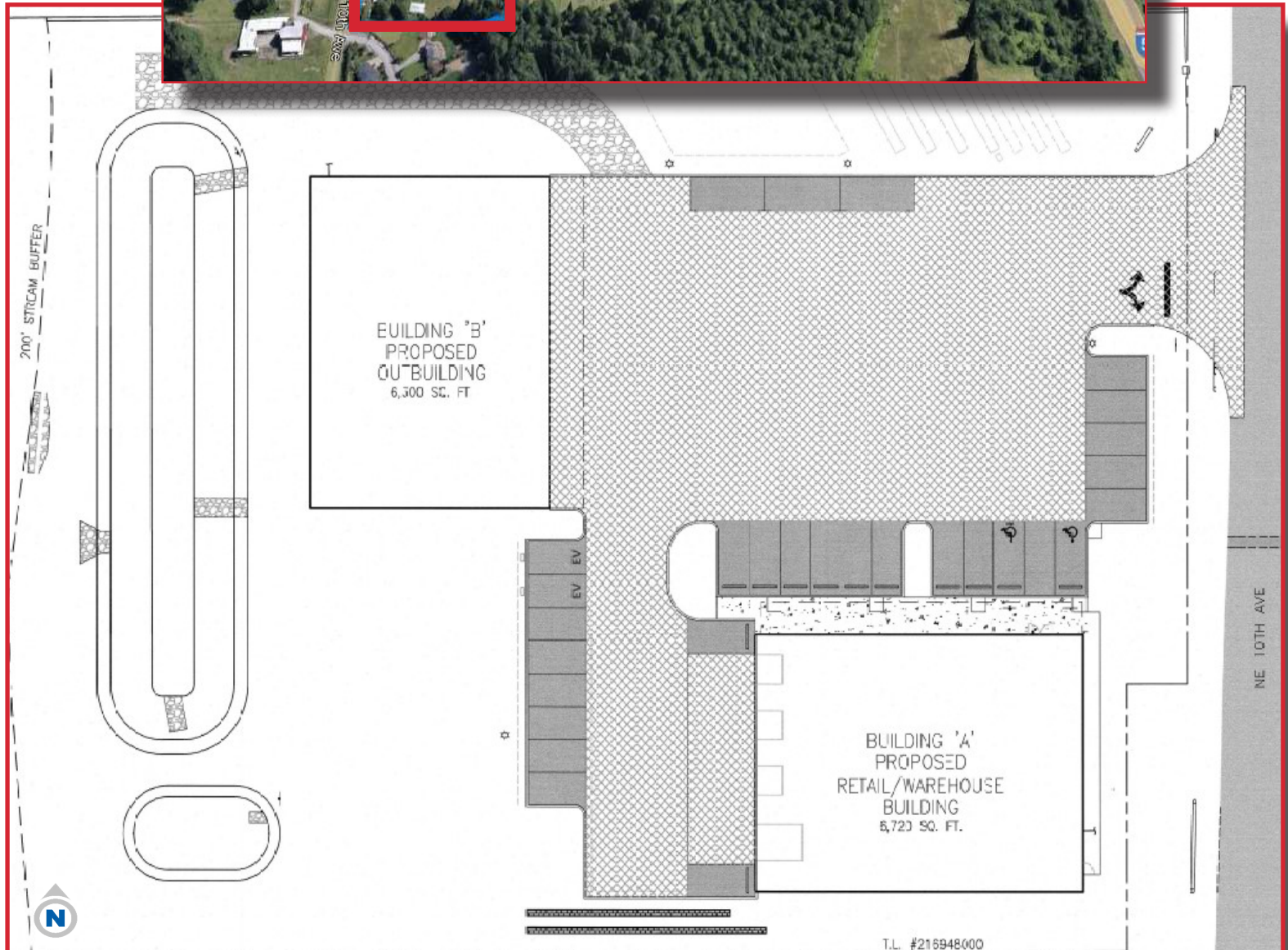


**MAJ COMMERCIAL  
REAL ESTATE**

300 W 15th St, Ste 201  
Vancouver, WA 98660

WHILE THE INFORMATION CONTAINED HEREIN IS FROM SOURCES DEEMED RELIABLE, IT HAS NOT BEEN INDEPENDENTLY VERIFIED BY THE MAJ COMMERCIAL REAL ESTATE OR BY BROKER.

# Aerial Location/ Hwys/ Site Plan

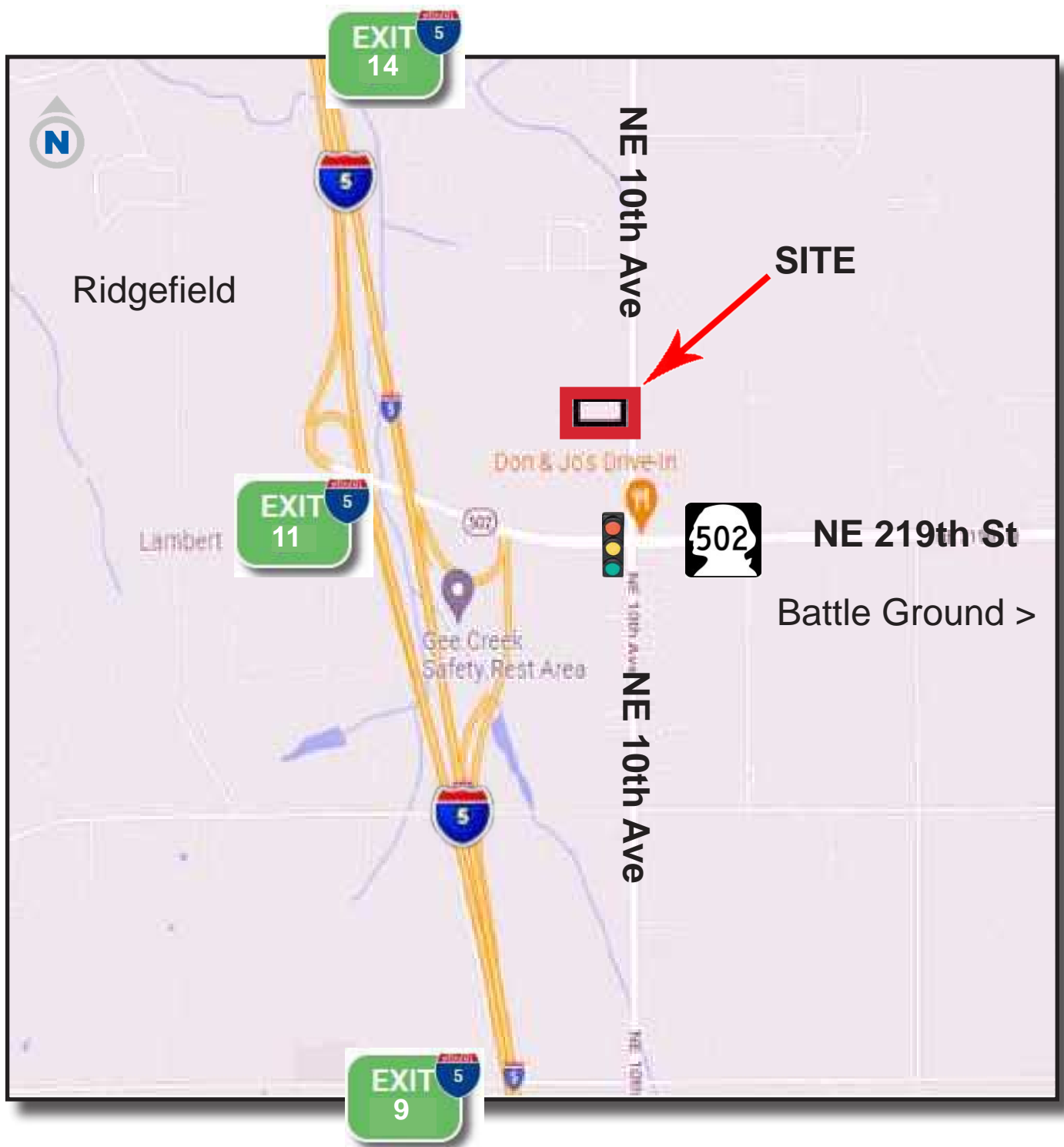




# Aerial Location & Hwys



Property can be Accessed via NE 10th Ave from I-5 Exits 9, 11 & 14  
Nearest is Exit 11



## Location & Hwys



- **11 Miles to Downtown Vancouver via I-5**
- **15 Miles to Downtown Portland via I-5**
- **20 Miles to Portland International Airport via I-5 to I-205**