

WAREHOUSE FOR SALE



642 Commerce Ave
Longview, WA 98632

\$2,900,000

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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!

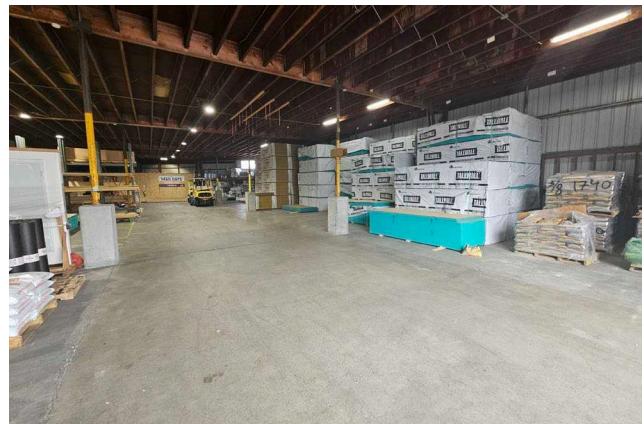
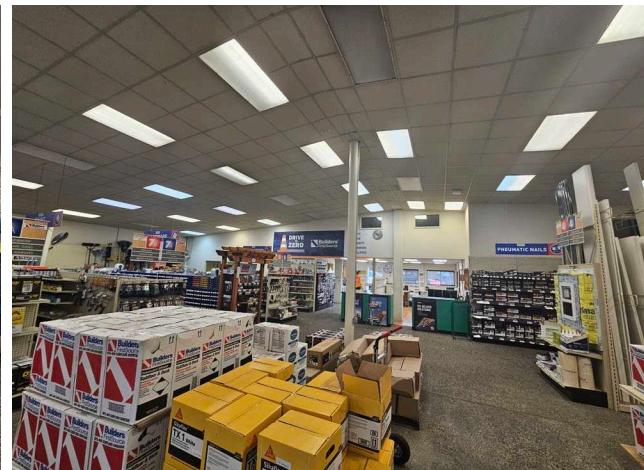
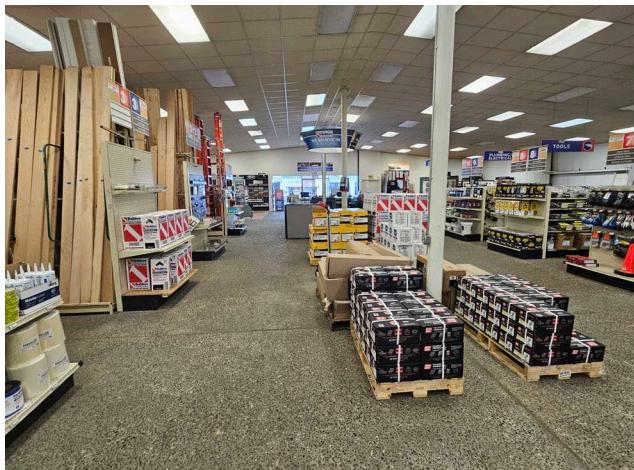


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