



WAREHOUSE FOR SALE

1406 Tennant Way
Longview, WA 98632

\$1,100,000



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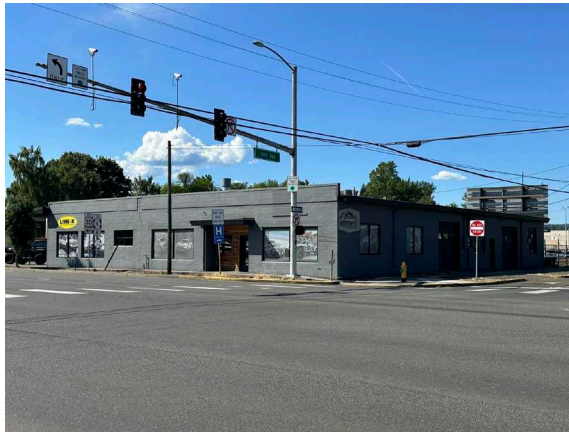


PROPERTY FEATURES

| | |
|----------------------|--|
| 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

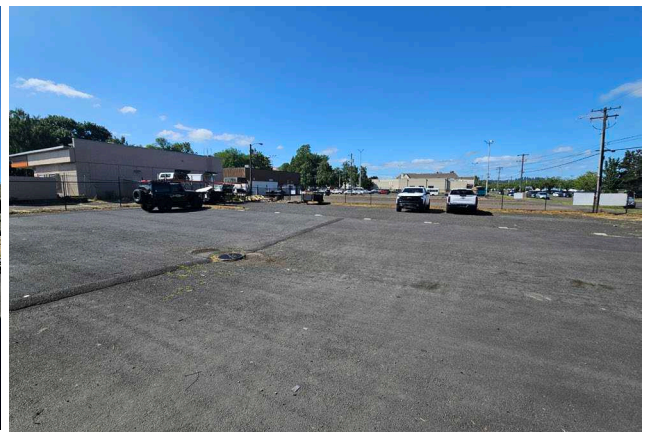
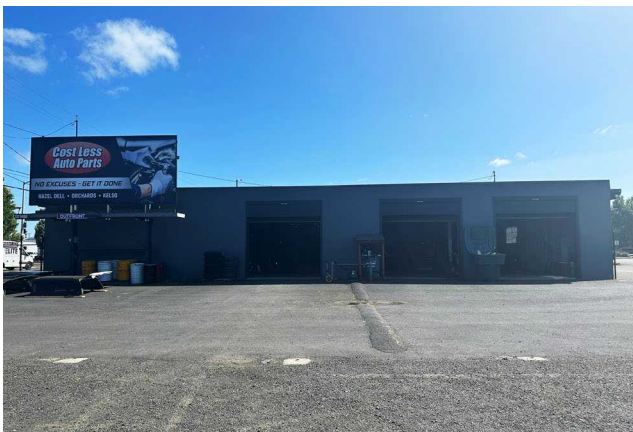
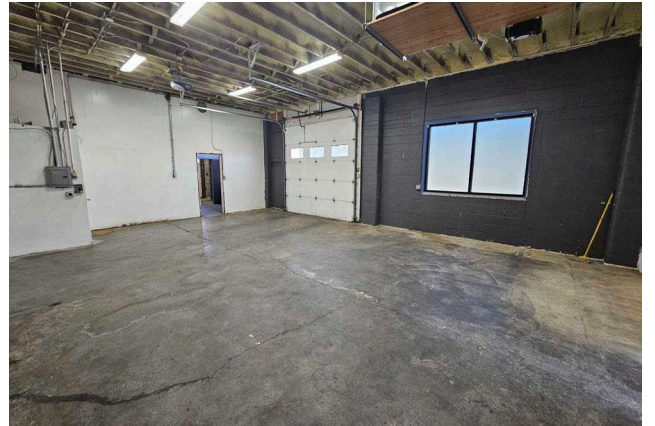
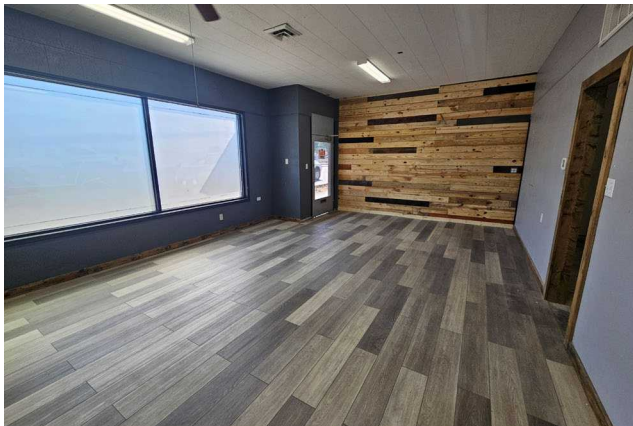
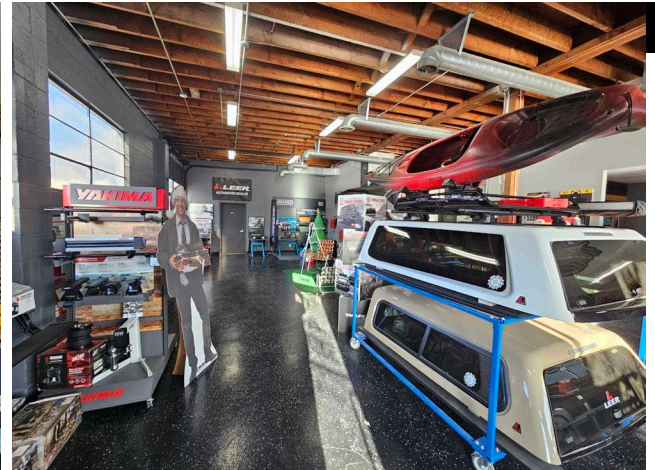
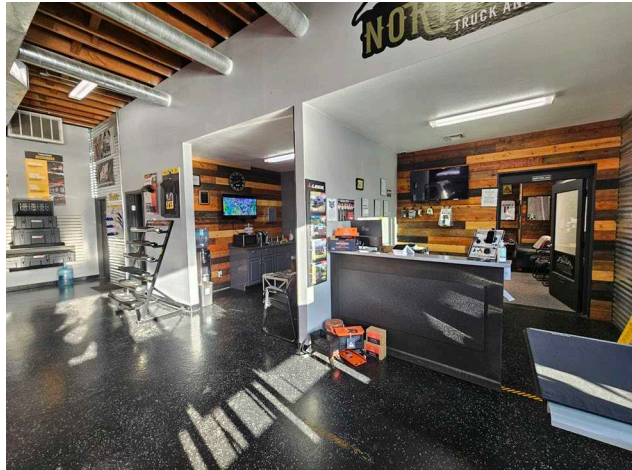
This high-traffic corner warehouse is now available for sale and offers an exceptional opportunity for both owner-users and investors. The property features approximately 8,975 square feet of warehouse space with a well-proportioned office build-out, situated on roughly 15,475 square feet of land. Highlights 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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