



WAREHOUSE **FOR SALE**

1351 Alabama St.
Longview WA 98632

\$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

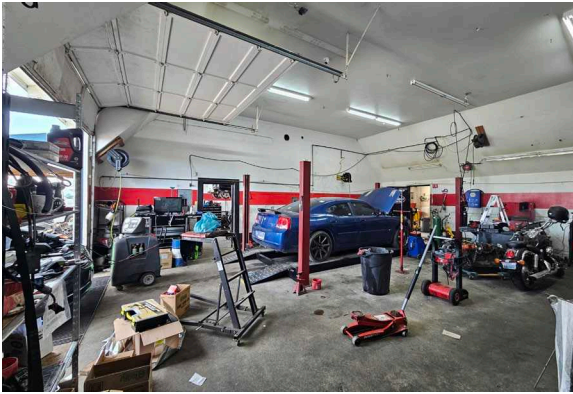
POWER Standard

PARCELS 08471

ZONING Light Industrial District

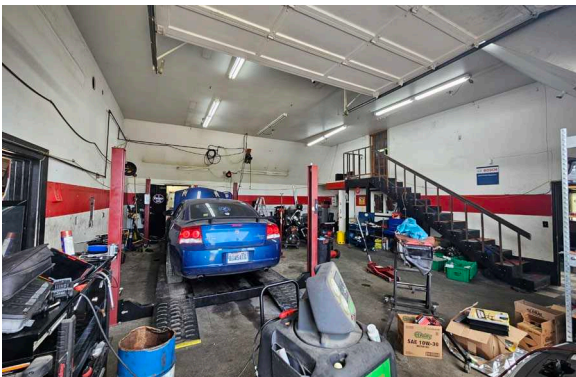
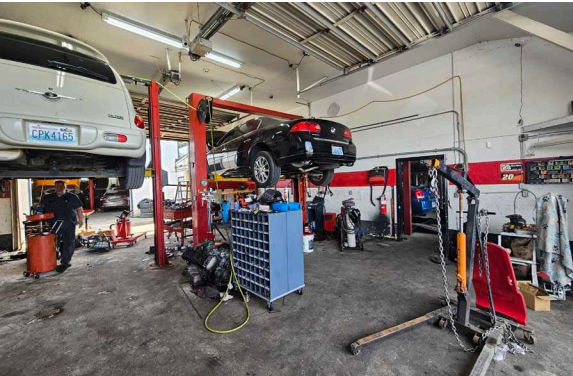
BUILDING INFO Floor: Concrete
Roof: Metal/Composition
Exterior: Mix; Wood, Metal

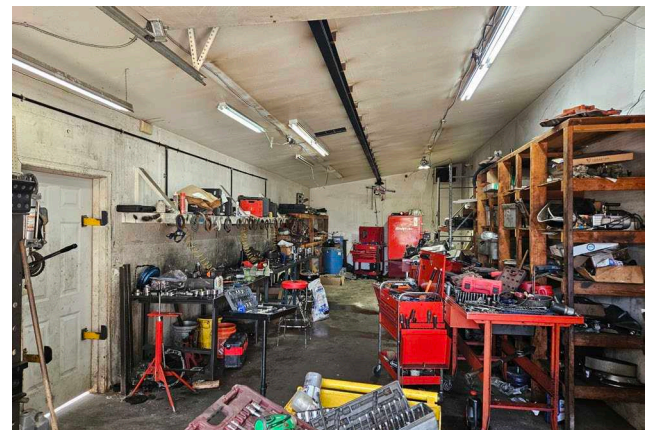
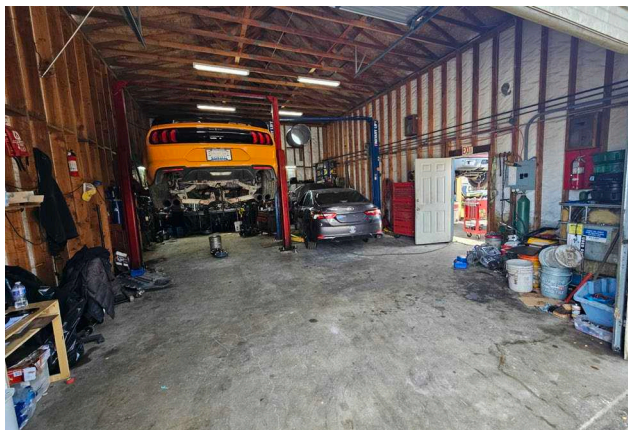
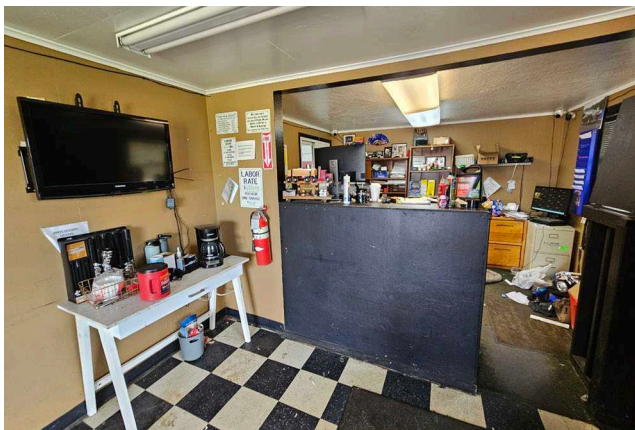
BUILT 1969



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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The information contained herein has been obtained from sources we understand to be reliable. Whilst we do not doubt its accuracy it has not been verified & we make no guarantees, warranty or representations about it. Any projections, opinions, assumptions or estimates used are for example only. You & your advisors should conduct a careful independent investigation of the property to determine the property's satisfaction to your needs.

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