

# WAREHOUSE FOR LEASE

600 Mitchell Ave  
Woodland, WA 98674

\$13.00-\$16.00 PSF  
807 SF-16,771 SF



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# PROPERTY FEATURES

<b>LEASE RATE</b>	\$13.00-\$16.00 PSF + NNN
<b>MAX CONTIGUOUS SF</b>	807 SF – 16,771 SF
<b>BUILDING HEIGHT</b>	18-20ft Tall Ceilings
<b>GRADE DOORS</b>	One 12x15 Grade Door per Bay
<b>POWER</b>	3-Phase, Single Phase
<b>FIRE SYSTEM</b>	Fire Sprinkler System
<b>PARKING</b>	55 Parking Stalls
<b>SECURITY</b>	Partially Fenced
<b>ZONING</b>	Light Industrial
<b>ROOF</b>	Metal
<b>BUILT</b>	2024

## ABOUT THE PROPERTY

New construction warehouse off the I-5 in Woodland. This property consists of 33,341 SF of industrial flex space spread over two buildings. The leasable units range from 807 SF to 16,771 SF max contiguous areas. Each unit has a minimum of one 12x15 grade level door, 18-20 ft. tall ceilings and 3-phase! Build to suite options are available to qualified applicants. Call today for more information and to reserve your space!



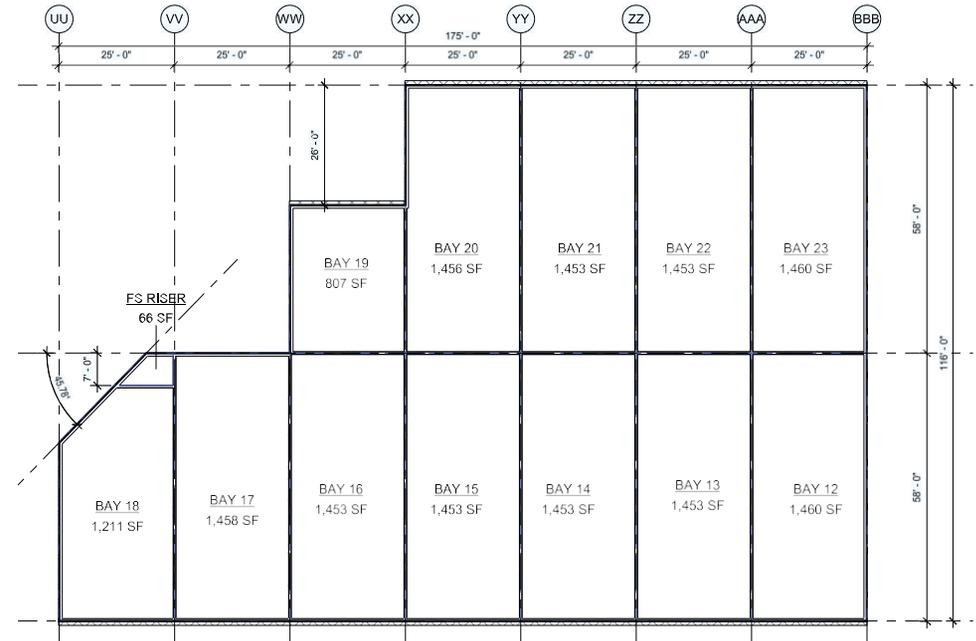


# KIRKLAND BUSINESS PARK

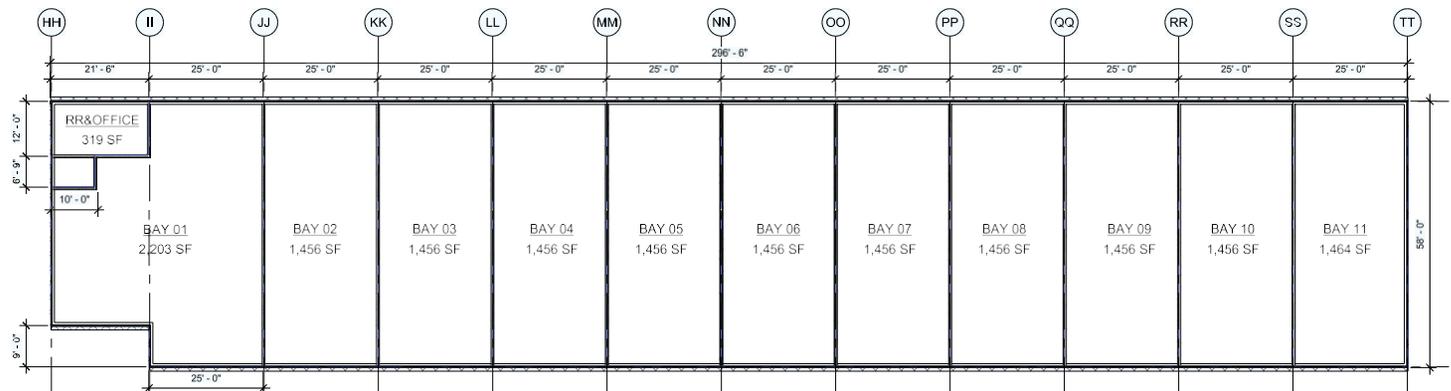
PLAN TYPE	# OF BAYS	SF PER BAY*	SF TOTAL*
25' X 58'*	20	1,456	29,120
BAY 19	1	807	807
BAY 18	1	1,211	1,211
BAY 01	1	2,203	2,203
<b>TOTALS</b>	<b>23</b>	<b>--</b>	<b>33,341</b>

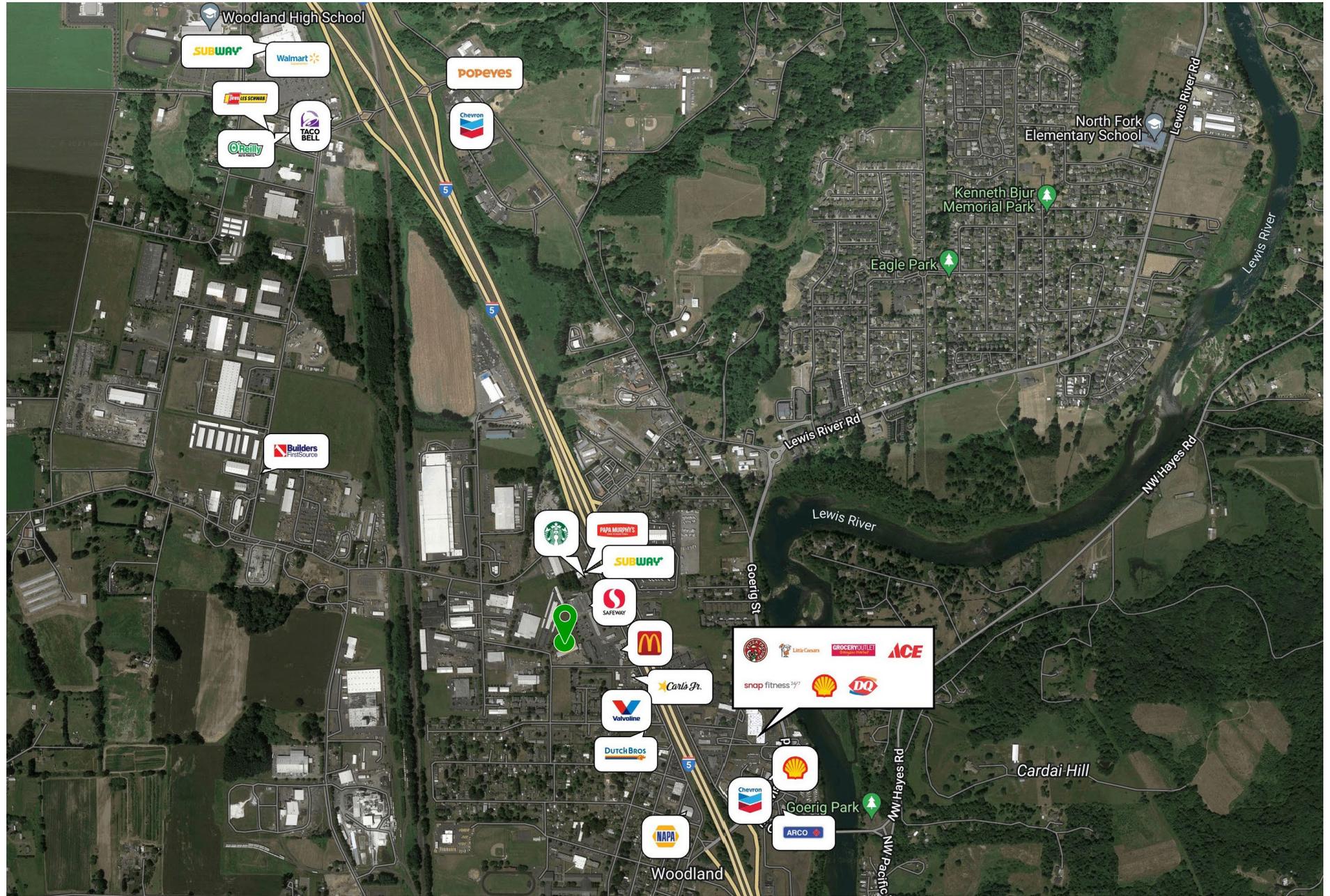
\*Sizes are approximations with slight +/-

**Building B  
807-16,570 SF**



**Building A  
1,456-16,771 SF**







# Woodford

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## Commercial Real Estate

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