



FOR SALE



421 C STREET, SUITES 3A & 3B

Industrial / Flex Building For Sale
Suites Available Individually
± 2,485 and ± 2,985 SF

421 C Street, Suites 3A & 3B, Washougal, WA

Opportunity to acquire a functional and well-improved Industrial/Flex property in the Washougal industrial market. Located at 421 C Street, Suites 3A and 3B, this offering provides flexibility for owner-users, contractors, and investors seeking efficient industrial space with strong utility infrastructure and grade-level access.

The suites may be purchased individually or together, accommodating a range of operational and ownership strategies.

JIM WIERSON II

Vice President | Licensed in OR and WA

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PROPERTY SUMMARY



FOR
SALE

PROPERTY DETAILS

421 C Street Washougal, WA 98671	Suite 3A	Suite 3A
Available Space	± 2,415 SF	± 2,985 SF
Office	70 SF	-
Other (Kitchen)	-	400 SF
Trench Drain	1 (36')	2 (8')
Grade Doors	1 (10' x 12')	3 (10' x 12')
Power	200a, 3p, 220v	200a, 3p, 220v
Gas	Yes	Yes
Asking Price	\$895,000	\$1,150,000

SUITE 3A ± 2,415 SF

Well-suited for light manufacturing, service, or industrial users requiring wash-down or fluid management capabilities.

RR

RR

RR

Kitchen Buildout
w/ Trench Drain

SUITE 3B ± 2,985 SF

Provides excellent loading and circulation functionality, and supports a wide range of industrial uses.

Office

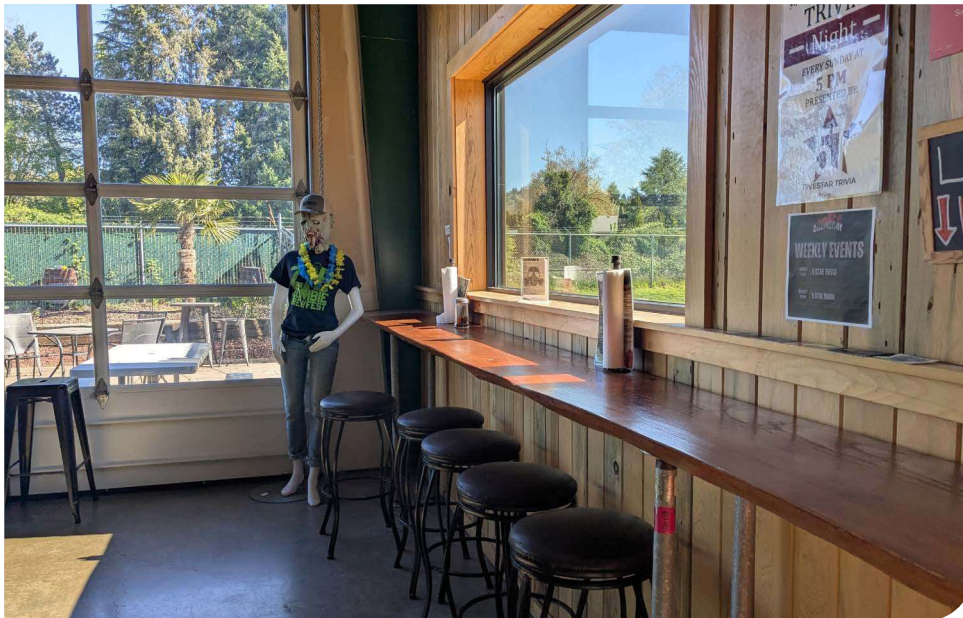


EXTERIOR PHOTOS



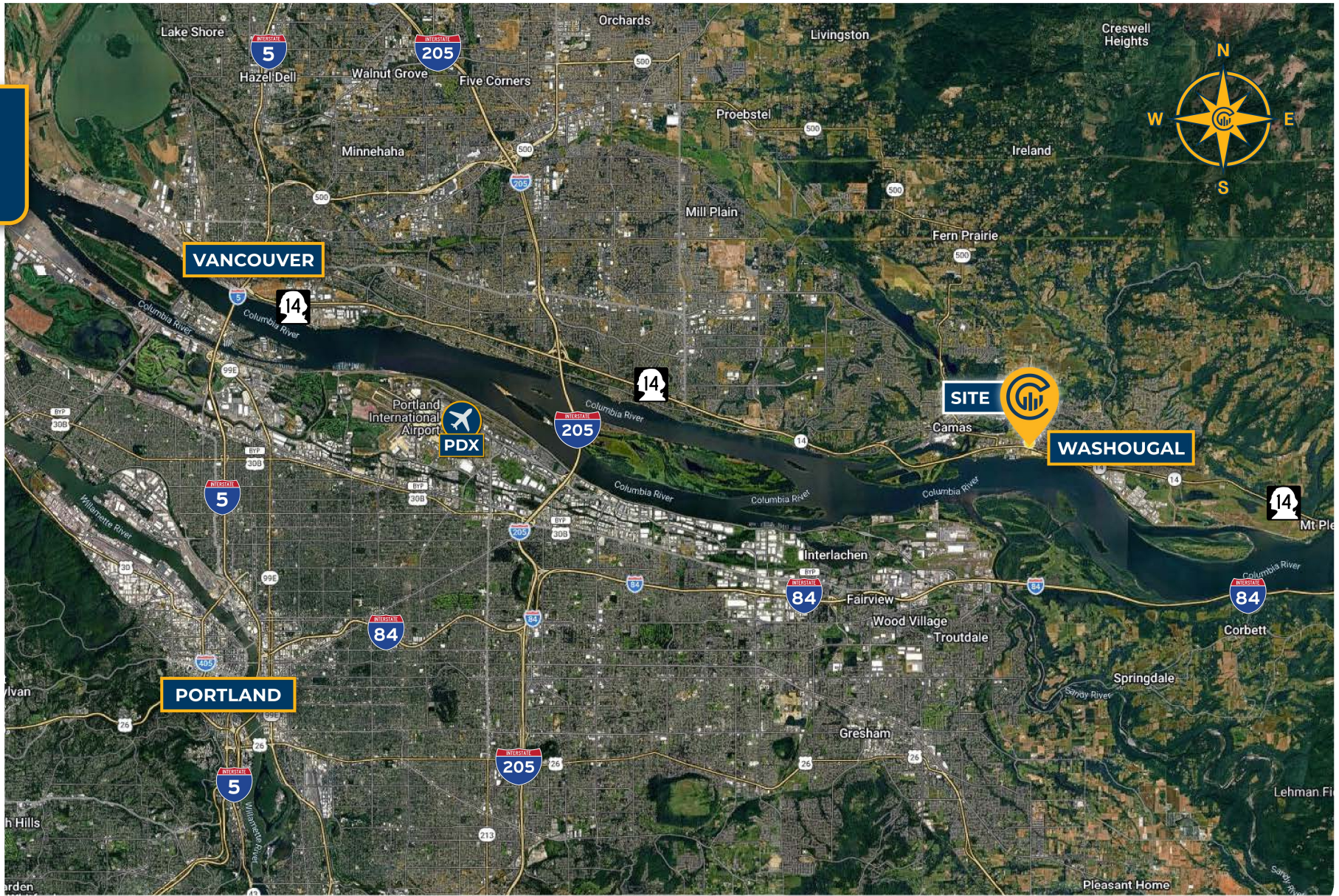


INTERIOR PHOTOS





LOCAL AERIAL MAP



Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2025 | Map data ©2025 Google Imagery ©2025, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO



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