



FOR SALE



## 421 C STREET, SUITES 3A & 3B

**Industrial / Flex Building For Sale**

**Suites Available Individually**

$\pm$  2,485 and  $\pm$  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

**503-969-9596**

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## PROPERTY SUMMARY



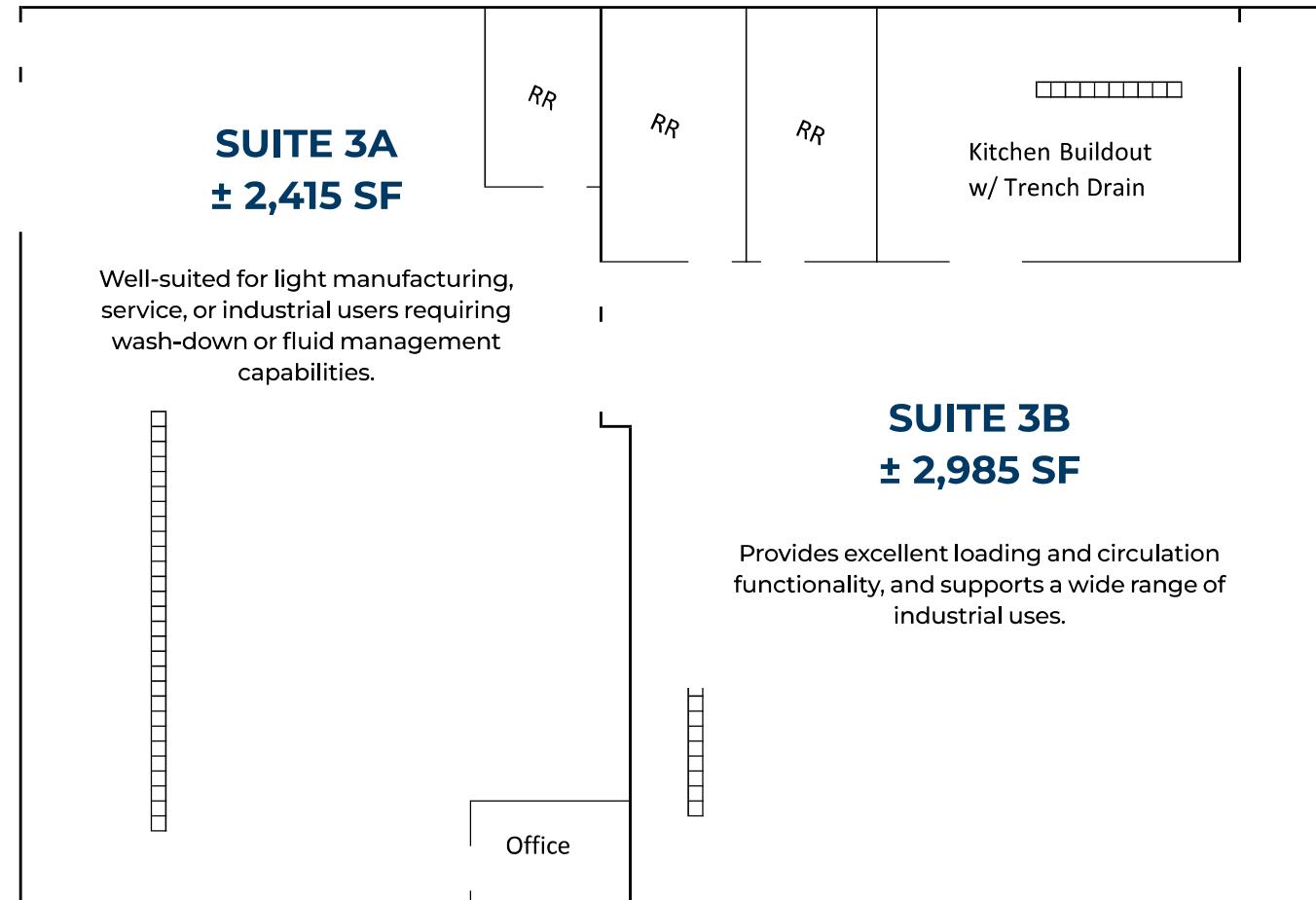
FOR  
SALE

### PROPERTY DETAILS

|                                     |                |                |
|-------------------------------------|----------------|----------------|
| 421 C Street<br>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.



### SUITE 3B ± 2,985 SF

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

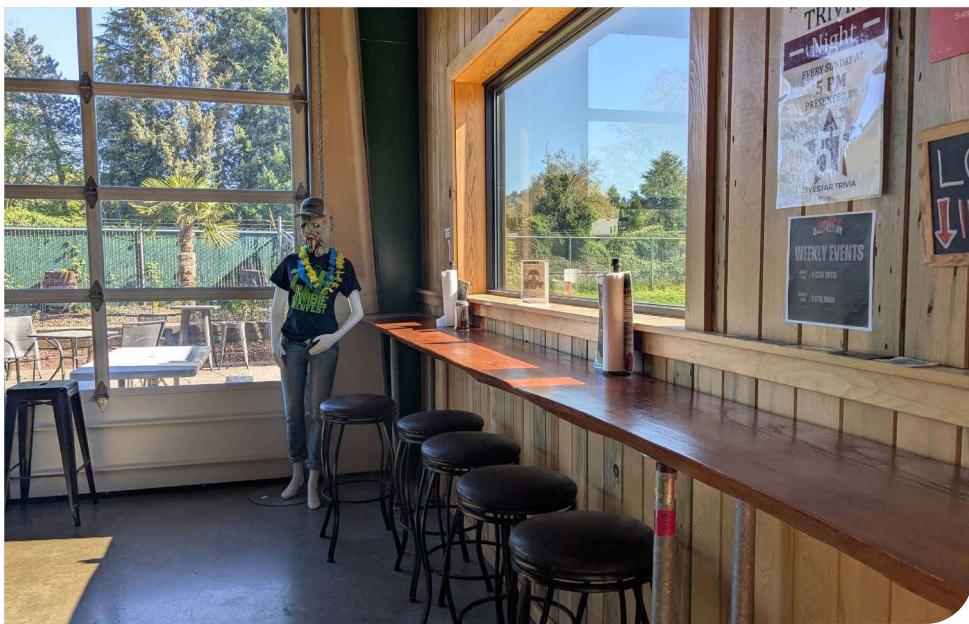


## EXTERIOR PHOTOS



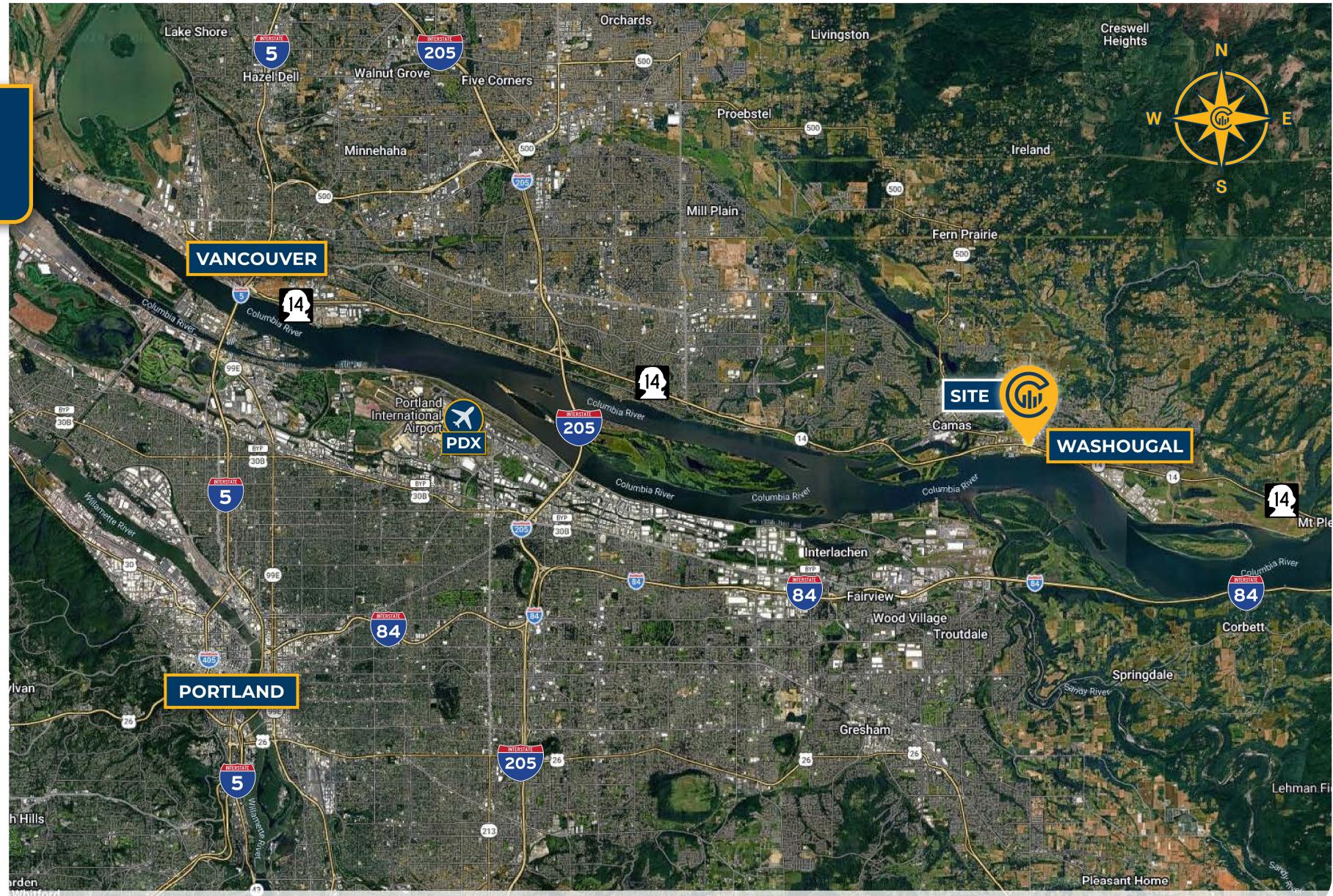


## INTERIOR PHOTOS





# LOCAL AERIAL MAP



**capacity**  
POWER OF PLACE

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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