



# WAREHOUSE FOR SALE

660 California Way  
Longview, WA 98632

\$1,425,000



**Chris Roewe**  
*Partner/Broker*  
C. 360.556.5101  
chrisroewe@hotmail.com

**Lindsay Johnson**  
*Licensed Assistant*  
360.501.5500  
lindsay@woodfordcre.com

[www.woodfordcre.com](http://www.woodfordcre.com)



# PROPERTY FEATURES

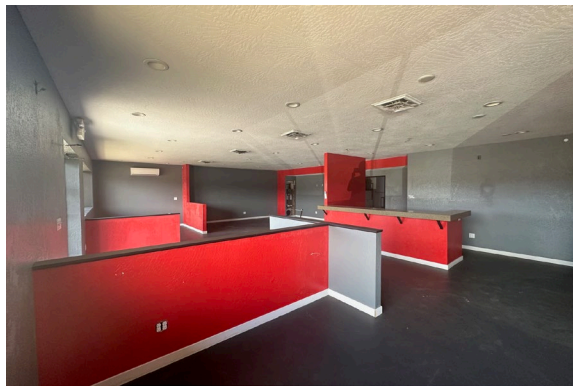
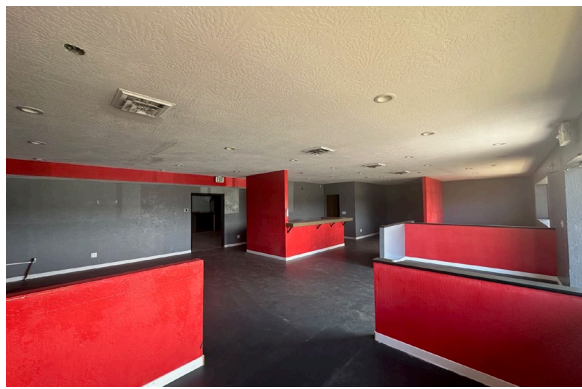
<b>SALE PRICE</b>	\$1,499,000
<b>PRICE PER SF</b>	\$134.43
<b>TOTAL LOT SF</b>	30,056 SF
<b>WAREHOUSE SF</b>	9,000 SF Warehouse
<b>OFFICE/SHOWROOM SF</b>	1,600 SF   2-Story
<b>CEILING HEIGHT</b>	15ft +/- (Edge of Building Height)
<b>GRADE DOORS</b>	3 Grade Doors
<b>DOCK DOORS</b>	1 Dock Door
<b>POWER</b>	3-Phase Power
<b>YARD SPACE</b>	Roof Overhang for Storage or Loading
<b>PARKING</b>	Ample Parking
<b>SECURITY</b>	Fully Fenced
<b>BUILDING INFORMATION</b>	Built 1976 Roof Metal Exterior Metal/Vinyl
<b>PARCEL</b>	08397
<b>ZONING</b>	MU-C/I - Mixed Use Commercial/Industrial District



## ABOUT THE PROPERTY

Rare find in this highly visible corner lot warehouse in Longview. This property features approx. 9,000 SF of warehouse, a 1,600 SF two story office/showroom and sits on just over 30,000 SF of land. Features one dock door, three grade doors, three-phase power, tall ceilings, a roof overhang for storage or loading, fully fenced lay down yard, and could be divided into multiple sections. Call today for additional information or to schedule your private tour.









# Woodford


---

## Commercial Real Estate

 [woodfordcre.com](http://woodfordcre.com)

 [chrisroewe@hotmail.com](mailto:chrisroewe@hotmail.com)

 (P)360.501.5500

 208 Vine St., Kelso, WA 98626

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.

© Woodford Commercial Real Estate.