

FOR LEASE

LIGHT INDUSTRIAL WAREHOUSE

1021 Columbia Blvd | Longview, WA 98632



900 Washington St, Suite 850, Vancouver, WA
360.750.5595 | www.fg-cre.com



PROPERTY HIGHLIGHTS

- Available November, 2024:
 - +/- 8,050 SF space featuring +/- 1,300 SF of office space with 3 private offices, conference room, kitchenette and restrooms
 - Space features one 14' x 14' rollup door
 - Interior clear height 13' at the eaves and up to 16' at the peak
 - Warehouse area fully climate controlled with HVAC
 - Space features 3-phase power and is fully sprinklered
- Up to 18,000 SF of potential yard space available at \$0.05/SF/month
- Landlord willing to build out additional tenant improvements (subject to lease terms)
- Offered for lease at \$0.85/SF/month (NNN)



FOR MORE INFORMATION:

Paul Young
360.597.0565 | pyoung@fg-cre.com

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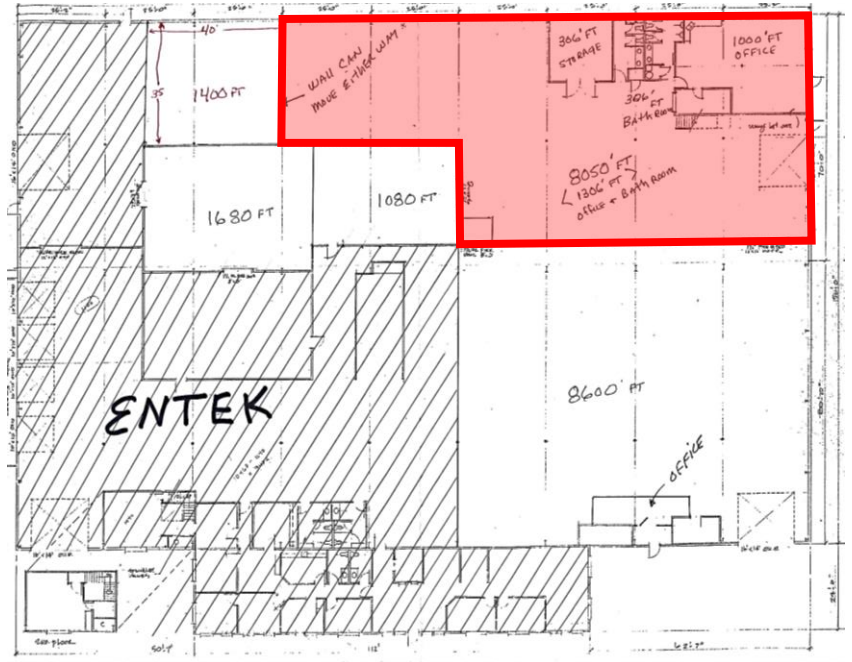
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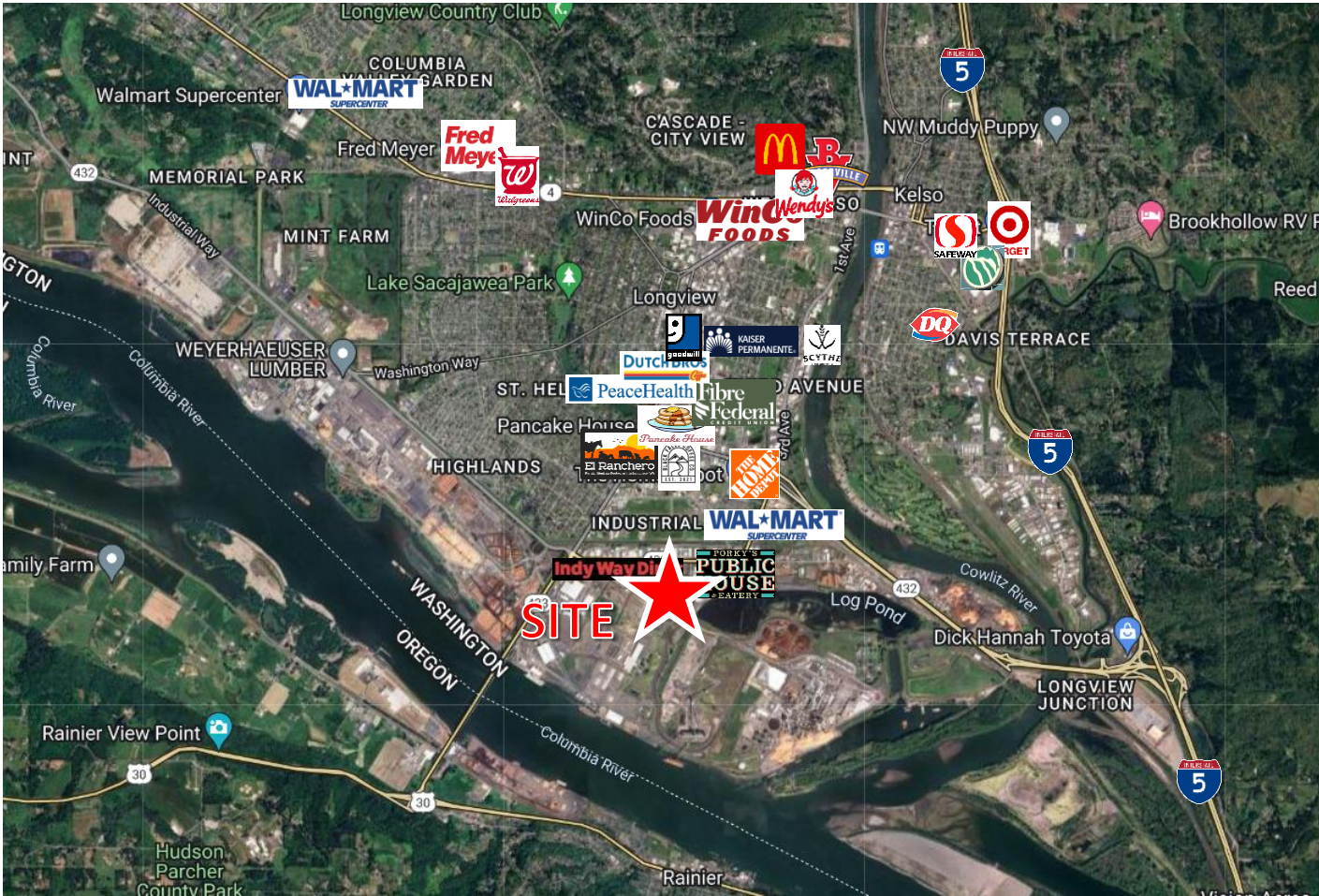
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2024 DEMOGRAPHICS

| | 1 Mile | 3 Mile | 5 Mile |
|-------------------------------|----------|----------|----------|
| Est. Population | 2,988 | 36,169 | 64,231 |
| 2029 Projected Population | 3,102 | 37,468 | 66,531 |
| Est. Average Household Income | \$50,337 | \$68,130 | \$78,898 |
| Est. Total Businesses | 446 | 3,500 | 3,883 |
| Est. Total Employees | 4,541 | 33,043 | 35,866 |

Average Daily Traffic

3rd Ave @ Industrial Way SW – 24,926
Industrial Way @ Oregon Way NW – 21,063
Oregon Way @ W Port Way N – 24,066

This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.