

FOR SALE

INDUSTRIAL ZONED LOCATION

2.82 AC - 11,750 SF BLDG - ON I-5 AT FAIRGROUNDS

- 2.82 AC - 1 AC Built Out - 1.80+/- AC Flat, Level and Cleared
- Light Industrial Zoning
- Custom Bldg Built 2017 - Excellent Condition
- WH 125' x 70' 8,750 SF - Office 50' x 60' 3,000 SF
- 450' +/- Frontage on 10th Ave - 450' +/- Visible Frontage on I-5
- .5 Mile to I-5 Exit 9 via 10th Ave

16707 NE 10th Ave Ridgefield, WA 98642



Kelly Shea

360-921-3710 Mbl
360-823-5110 Office

Kelly@SheaCRE.com

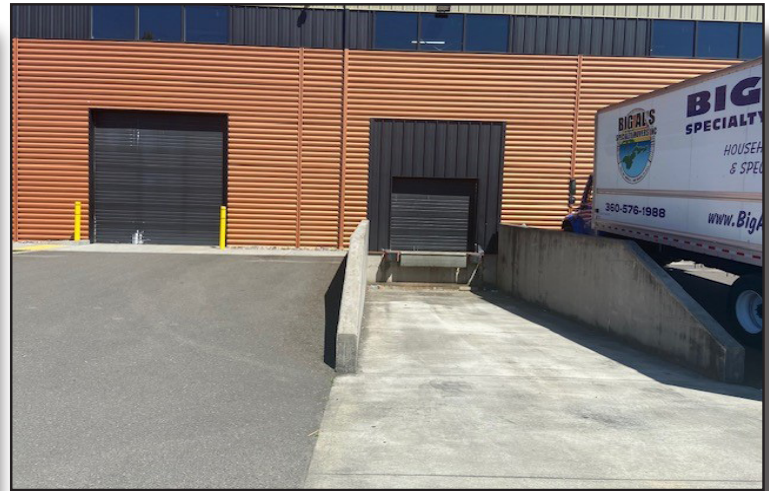


MAJ COMMERCIAL
REAL ESTATE
300 W 15TH ST, STE 201
VANCOUVER, WA 98660

WHILE THE INFORMATION CONTAINED HEREIN IS FROM SOURCES DEEMED RELIABLE, IT HAS NOT BEEN INDEPENDENTLY VERIFIED BY THE MAJ COMMERCIAL REAL ESTATE OR BY BROKER.

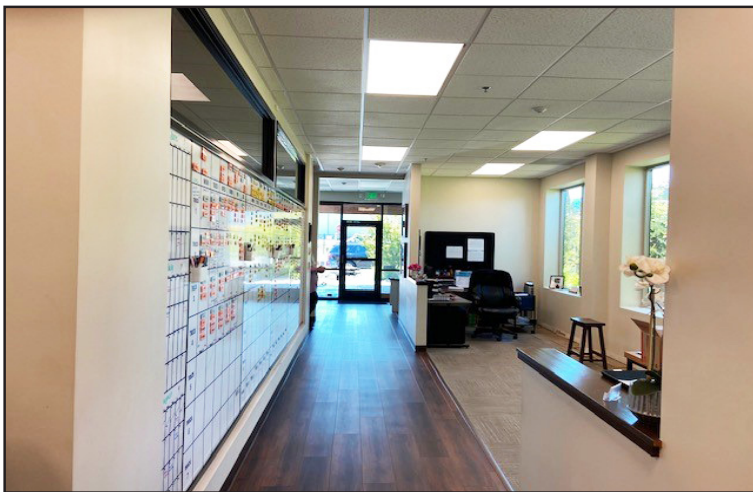






- 2.82 AC - 1+/- AC Built Out - 1.80+/- AC Flat, Level and Cleared
- Light Industrial Zoning
- Custom Bldg Built 2017 - Excellent Condition, Clean
- Paved, Security Fenced w/ Extra Wide Entrance & Gated
- Updated 2024 Security System w/ Cameras
- WH 125' x 70' 8,750 SF - Office 50' x 60' 3,000 SF
- Recessed Loading Dock w/ 8' x 8' OH Door
- WH Dividing Walls Can Be Removed for 70' x 125' Clear Span
- 1st Bay, 24' x 70' is Climate Controlled
- 450' +/- Frontage on 10th Ave - 450' +/- Visible Frontage on I-5
- .5 Mile to I-5 Exit 9 via 10th Ave - 9 Miles to Oregon Line via I-5

Office Space 3,000 SF 16707 NE 10th Ave Ridgefield, WA 98642





- **2.82 AC - 1+/- AC Built Out & 1.80+/- AC Flat, Level, Cleared**
- **Light Industrial Zoning - Custom Metal/ Steel Bldg Built 2017**
- **WH 125' x 70' 8,750 SF - Office 50' x 60' 3,000 SF**
- **Fully Insulated - WH Lighting is Programmable, Stepped**
- **Accented w/ Many Extra Windows, Light & Bright w/ Natural Light**
- **3 Automatic OH Doors 12'w x 14'h - 30' Clear Height**
- **Recessed Loading Dock w/ 8' x 8' OH Door**
- **WH Dividing Walls Can Be Removed for 70' x 125' Clear Span**
- **Mechanical/ Electrical Room Off WH**

- **3,000 SF Office Bldg Attached - Custom, Open Floor Plan**
- **Reception, 6 Offices + 4 - 1/2 Walled Work Areas - Work Room**
- **Large Break Room w/ Appliances, Granite, Tile, Finished Wood**
- **ADA Compliant Bldg/ Parking - 2 Restrooms**

- **450' +/- Frontage on 10th Ave - 450' +/- Visible Frontage on I-5**
- **.5 Mile to I-5 Exit 9 via 10th Ave**
- **9 Miles to Oregon Line via I-5**