

FOR SALE

SEIKO EPSON PROPERTY – MINT FARM

1850 Prudential Blvd | Longview, WA 98632



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

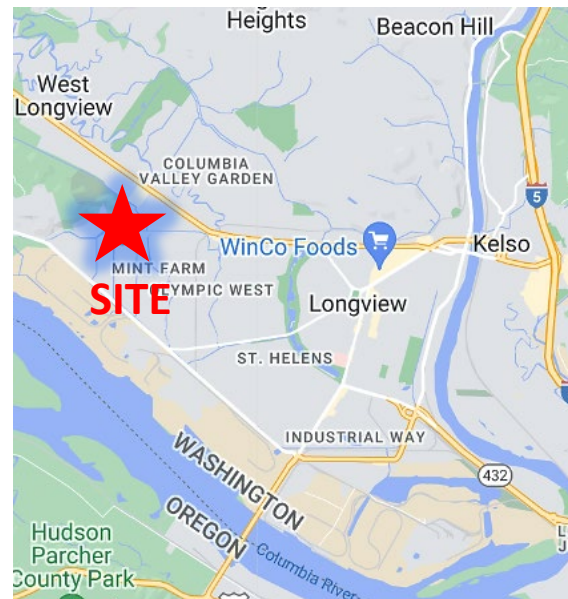


Adjacent
Parcel
Available

PROPERTY HIGHLIGHTS

- 7.86 acres zoned heavy industrial, with an approximately 4,000 SF office building on site
- Zoned HI – Heavy Industrial (light industrial uses allowed)
- Crushed rock and aggregate remaining on site to assist future construction
- The Mint Farm industrial park is located in an [Opportunity Zone](#), features expedited permitting through the city of Longview, and [additional state tax incentives](#)
- Site has the potential to add the available adjacent site, 4.24 acres, for up to 12.1 acres of contiguous land
- Sale price: \$2,500,000 (approx. \$7.30/SF)

Link to Video & Photos



FOR MORE INFORMATION:

Paul Young
360.597.0565 | pyoung@fg-cre.com

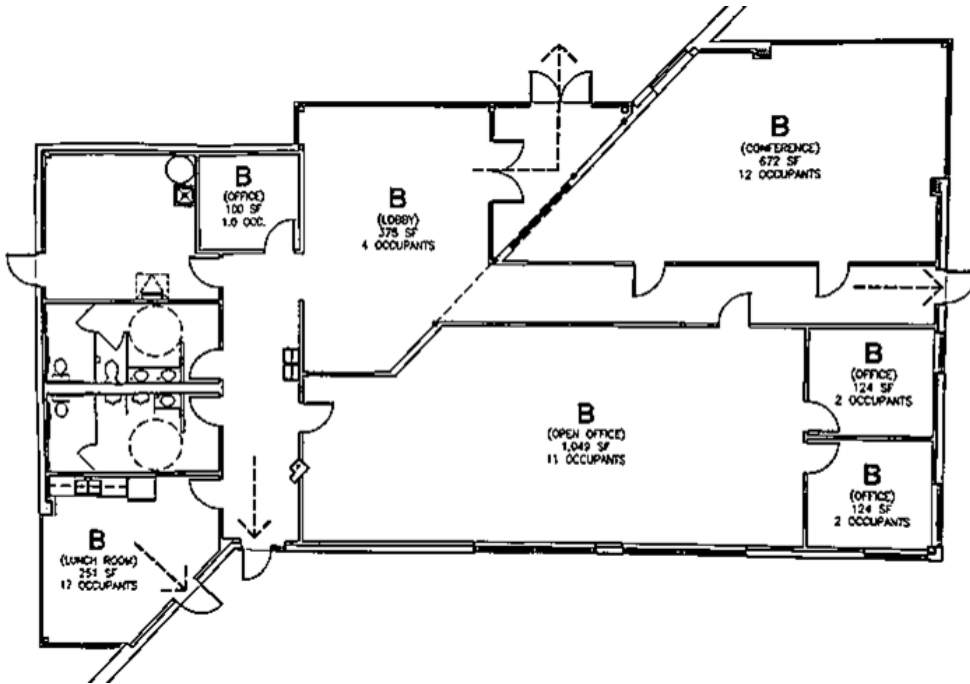
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- 2.5 MW of power onsite with up to 4.0 MW available with additional transformers
- Three existing onsite water meters (including fire suppression)



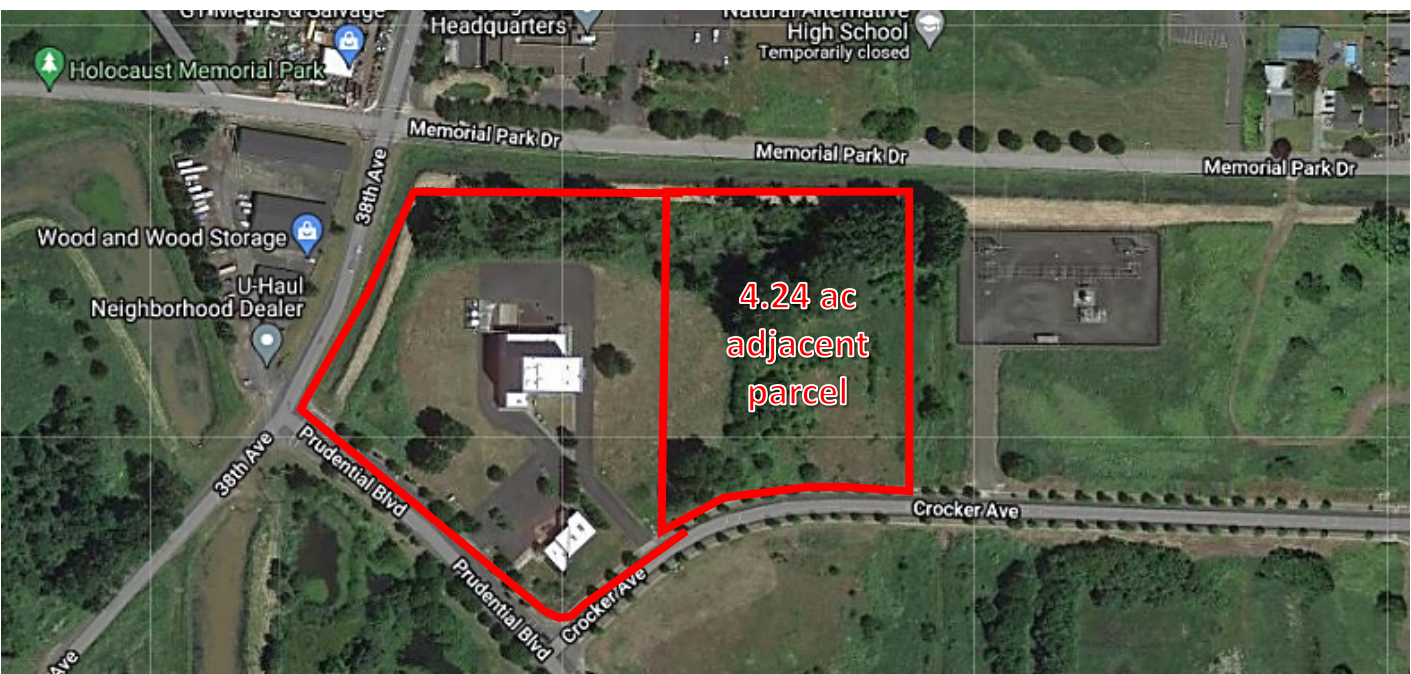
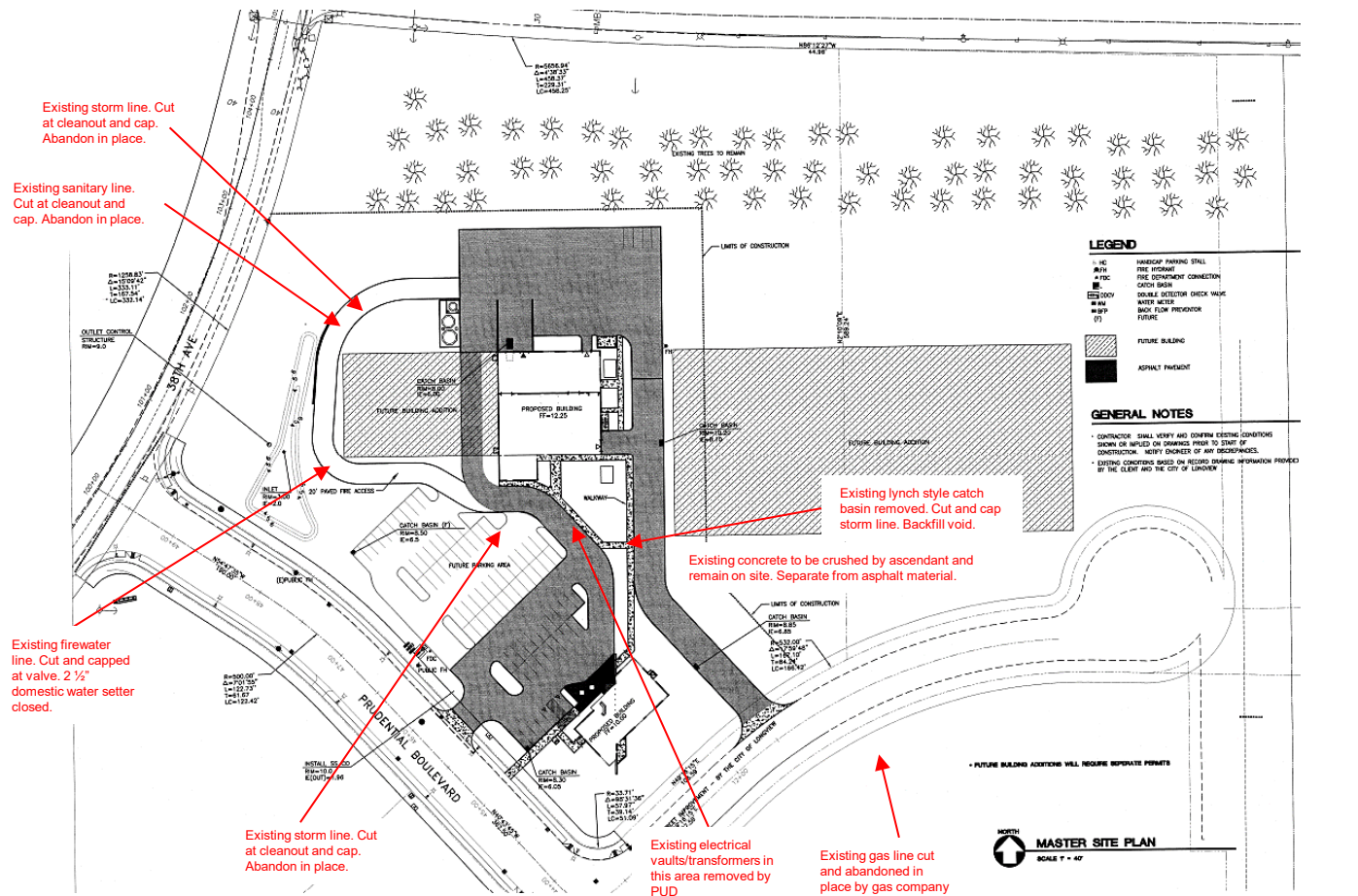
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2024 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	5,532	43,144	70,747
2029 Projected Population	5,735	44,659	73,284
Est. Average Household Income	\$74,965	\$77,381	\$78,936
Est. Total Businesses	103	2,703	3,926
Est. Total Employees	998	21,326	35,953

From Mint Farm

- Portland 52.3 miles
- Seattle 130 miles
- Vancouver 43.5 miles
- Approximately 10 minutes to I-5

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.