



FOR LEASE



DEAD STORAGE SPACE

7200 S. 10TH STREET

Industrial Space

± 20,000 - ± 26,187 SF | \$1.00 / SF Gross

7200 S. 10th St, Ridgefield, WA

This industrial park is the area's fastest growing industrial park with national and regional occupants and has excellent freeway access. Landlord is looking for little to no office requirements, but will consider providing an office and / or use of their bathroom.

SCOTT MILLER

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PROPERTY SUMMARY



DRIVE TIMES		
Location	Distance from Property	
Vancouver, WA	92 miles	≈ 1 hr 27 min
Portland, OR	198 miles	≈ 3 hr 3 min

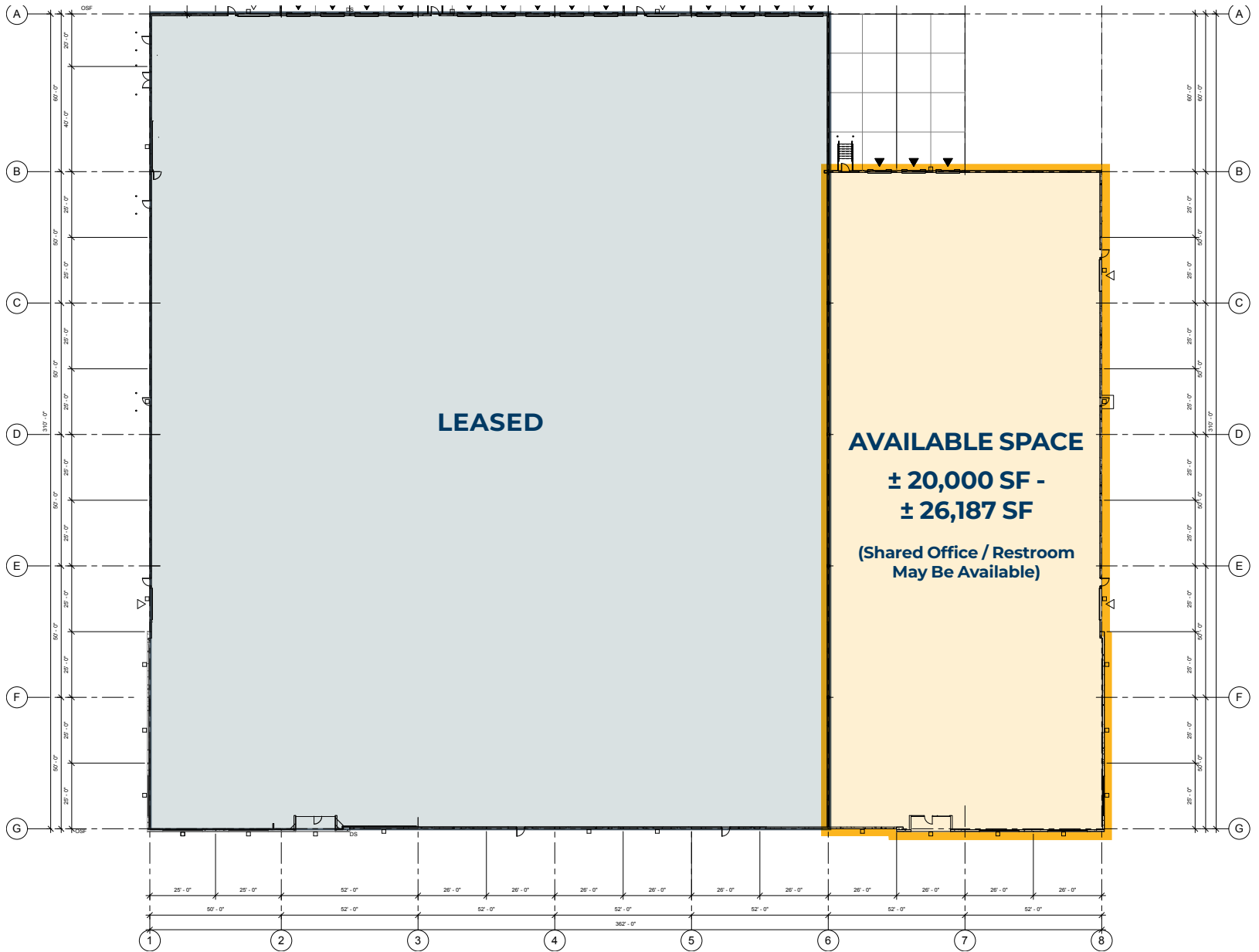
*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2025 | Map data ©2025 Google Imagery ©2025, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO

NEIGHBORING BUSINESSES	
1 Washington Fish & Wildlife	11 Extreme Turbo Systems
2 Focus Global Logistics	12 HTG Inc
3 Pacific Crest	13 ICD High Performance Coatings
4 Parr Lumber	14 Condo Development: Edwards Construction Grp Essex-Silver Line West East West Botanicals
5 PlastiFab	15 Allied Fitting
6 Elkhart Plastics	16 Dollar Tree Dist. Center
7 Alpha Iron	17 Masons Supply Co
8 Pacific Power	18 UNFI Dist. Center
9 PepsiCo Ridgefield	
10 Child Logistics Warehouse	

PROPERTY DETAILS	
Address	7200 S. 10th St Ridgefield, WA 98642
Available Space	± 20,000 - ± 26,187 SF
Dock Loading	3
Grade Loading	2
Clear Height	30'
Sprinklers	ESFR
Column Spacing	50' x 52' with 60' Speed Aisles at Loading
Power	480 Volt, 2500 Amps, 3-Phase through Clark County PUD (power cost savings)
Lighting	LED
Truck Court Depth	165'+
Zoning	Industrial / Office Park, City of Ridgefield
Parking	Outdoor storage or parking may also be available
Lease Rates	\$1.00 / SF Gross



FLOOR PLAN



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