

FOR SALE



1850 Prudential Blvd | Longview, WA 98632



Adjacent
Parcel
Available



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1850 PRUDENTIAL BLVD

SEIKO EPSON PROPERTY – MINT FARM

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PROPERTY FEATURES

- 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)

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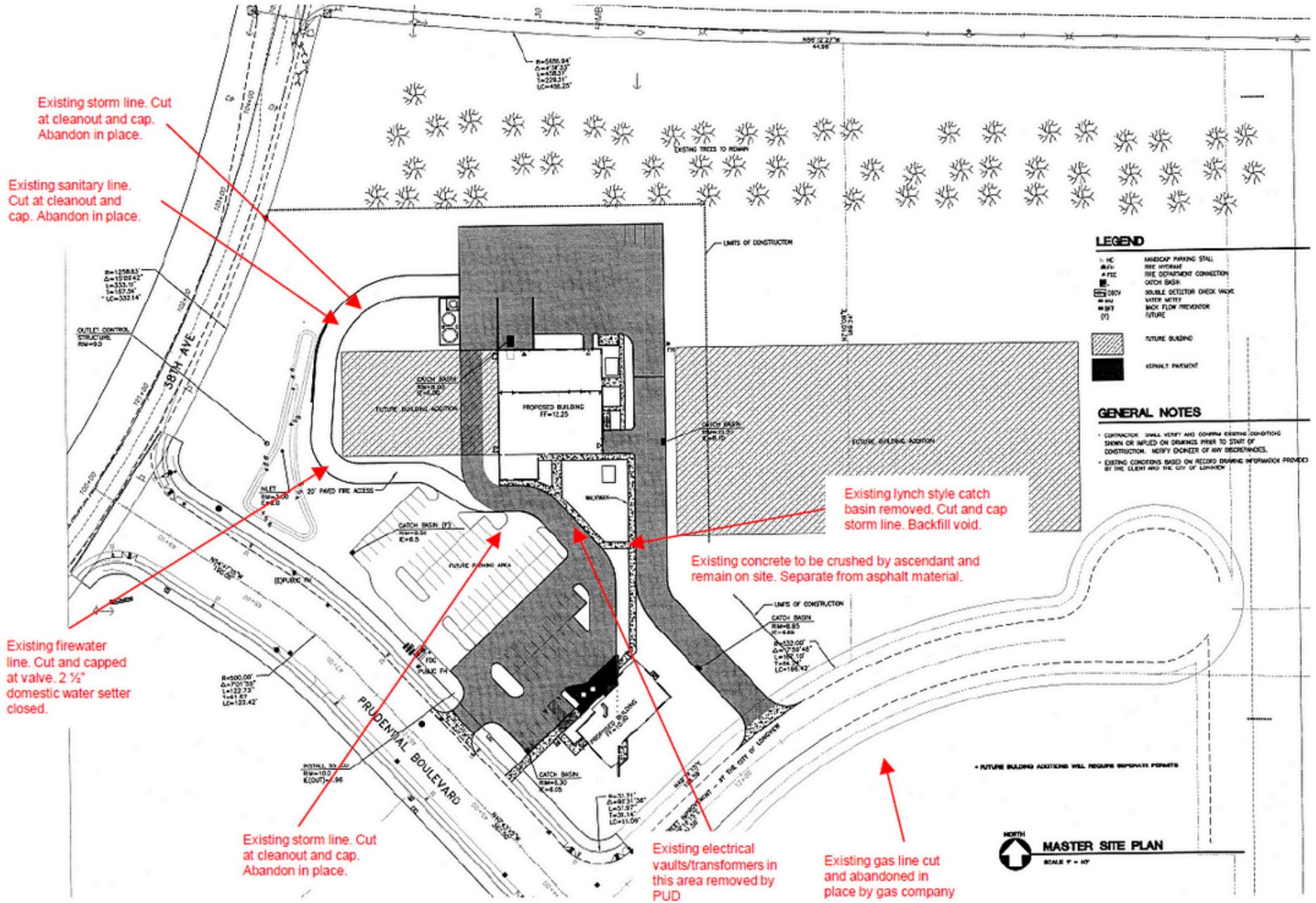


SUITE FEATURES

- 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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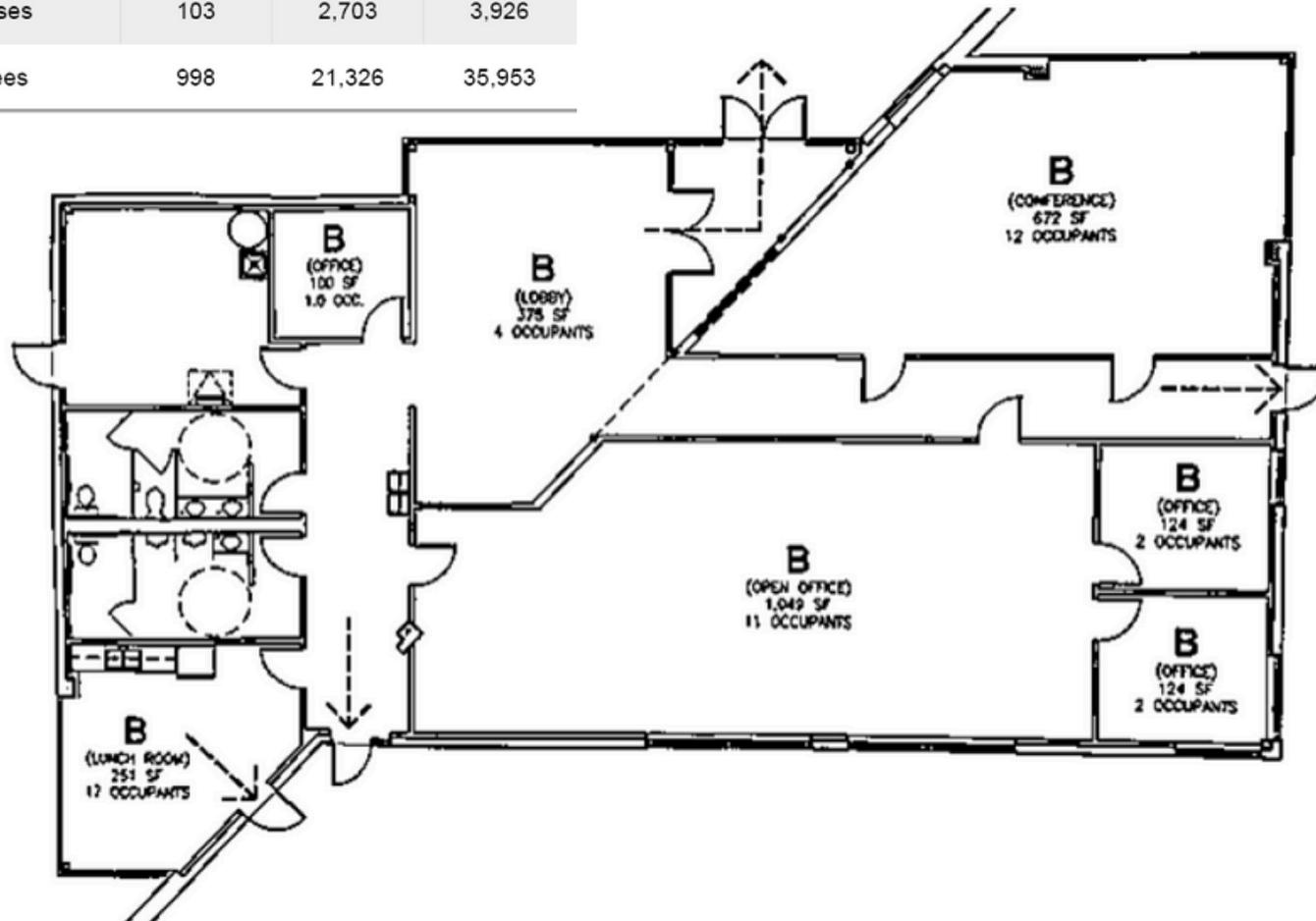


2024 DEMOGRAPHICS

	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

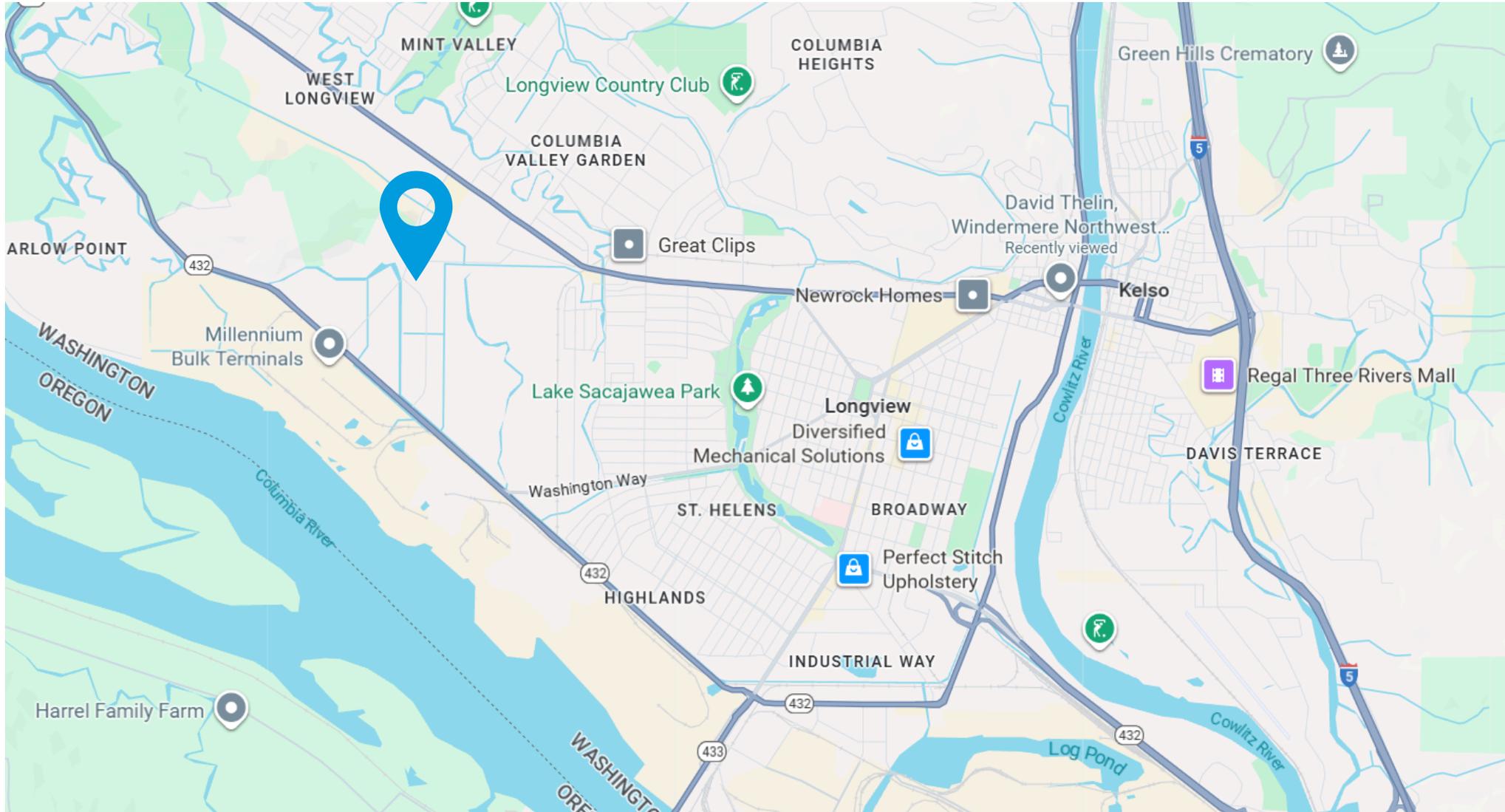
FROM MINT FARMS

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





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CENTRALLY LOCATED IN LONGVIEW

Situated in the Mint Farm Industrial Park, this 7.86-acre heavy industrial site includes a ~4,000 SF onsite office and is shovel-ready with utilities in place. It's only 5–15 minutes from I-5 and the Port of Longview.