



FOR SALE



421 C STREET, SUITES 3A & 3B

Industrial / Flex Building For Sale

Suites Available Individually

± 2,415 and ± 2,985 SF

421 C Street, Suites 3A & 3B, Washougal, WA

Opportunity to acquire a functional and well-improved Industrial/Flex property in the Washougal industrial market. Located at 421 C Street, Suites 3A and 3B, this offering provides flexibility for owner-users, contractors, and investors seeking efficient industrial space with strong utility infrastructure and grade-level access.

The suites may be purchased individually or together, accommodating a range of operational and ownership strategies.

JIM WIERSON II

Vice President | Licensed in OR and WA

503-969-9596

jim2@capacitycommercial.com



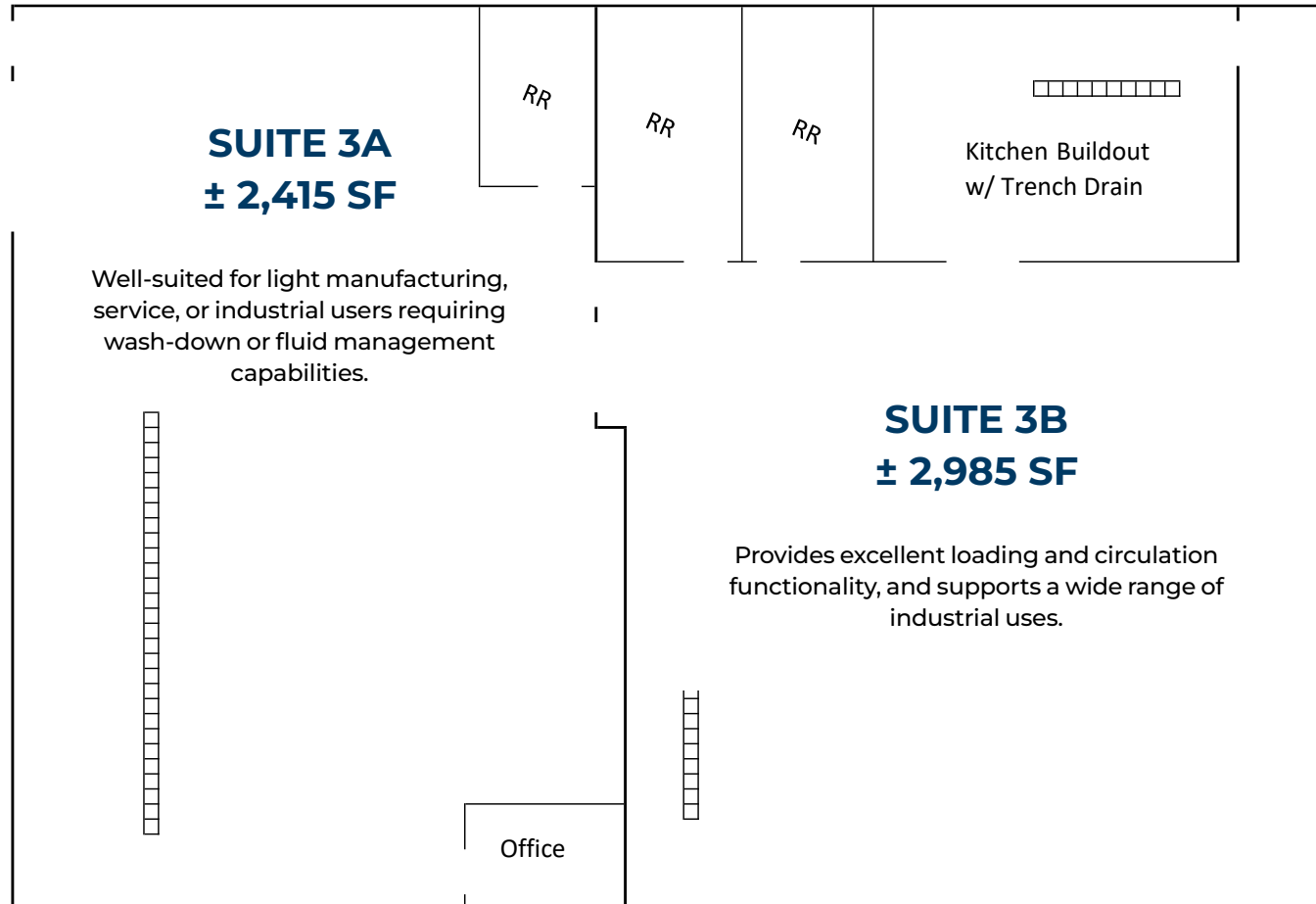
PROPERTY SUMMARY



FOR
SALE

PROPERTY DETAILS

421 C Street Washougal, WA 98671	Suite 3A	Suite 3B
Available Space	± 2,415 SF	± 2,985 SF
Office	70 SF	-
Other (Kitchen)	-	400 SF
Trench Drain	1 (36")	2 (8')
Grade Doors	1 (10' x 12')	3 (10' x 12')
Power	200a, 3p, 220v	200a, 3p, 220v
Gas	Yes	Yes
Asking Price	\$895,000	\$1,150,000





A STRONG FOUNDATION

Combining Industrial Infrastructure with Showroom-Ready Improvements



Trench drains, gas service, 3-phase power, kitchen buildout, roll-up grade doors, and open work areas create functionality not typically found in smaller owner-user spaces.

In addition to its industrial functionality, the property may appeal to destination retail, showroom, and specialty sales users seeking a more versatile alternative to conventional retail space.

RETAIL & SHOWROOM USERS

- Building supply showrooms
- Specialty equipment sales
- Home improvement vendors
- Fitness or recreation concepts
- Craft beverage or food-related operators
- Outdoor/lifestyle brands
- Custom fabrication with retail sales
- And other service-retail businesses that benefit from both customer access and back-of-house operational capacity.

LIGHT INDUSTRIAL & SERVICE USERS

- Contractors
- Trades
- Small-scale manufacturers
- Fabricators
- Equipment service providers
- Clean production users
- Food or beverage-related production
- Specialty vehicle users
- Businesses requiring durable, efficient space with grade-level access



Suite 3A

Wash-down & fluid management

Well-suited for wash-down, fluid management, light production, service, and repair uses.

- Trench drains
- Gas service
- 3-phase power



Suite 3B

Loading, staging & workflow

Multiple grade doors and strong circulation for efficient loading, staging, and workflow operations.

- Multiple glass grade doors
- Strong circulation
- Kitchen buildout

An opportunity to combine sales, display, production, service, and customer interaction in one location.



EXTERIOR PHOTOS



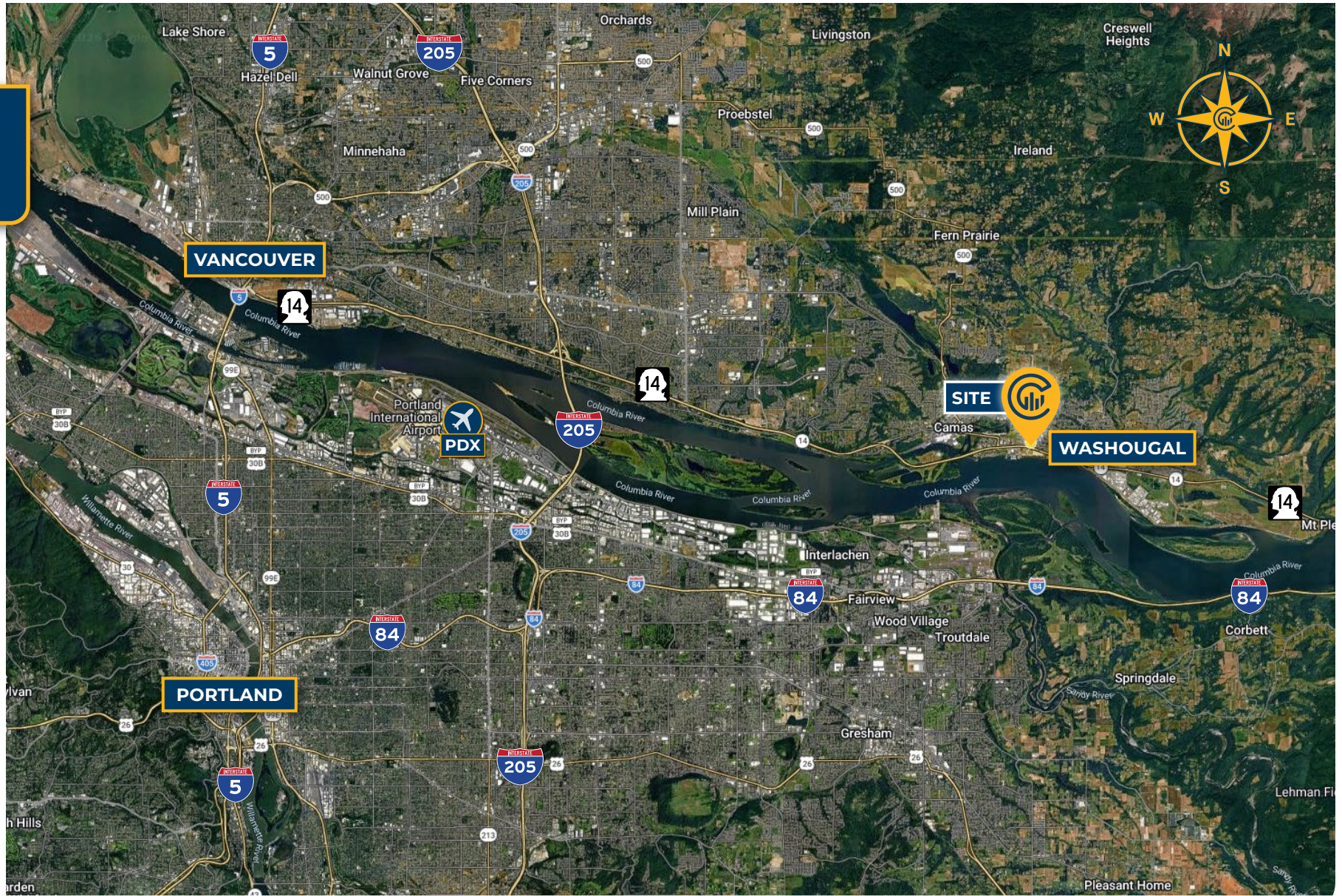


INTERIOR PHOTOS





LOCAL AERIAL MAP



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



JIM WIERSON II
Vice President | Licensed in OR
503-969-9596
jim2@capacitycommercial.com