

# FOR LEASE

LIGHT INDUSTRIAL / BUSINESS PARK

1425 Alabama Street | Longview, WA 98632



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



## PROPERTY HIGHLIGHTS

- Features a variety of sizes ranging from approximately 1,500 to 3,000 SF
- Mixed-Use Commercial/Industrial (MU-C/I) zoning allows for a wide variety of light industrial and commercial uses
- Provides easy access to anywhere in the Longview-Kelso area
- Located approximately 5 minutes from I-5
- Heavy power (3-Phase) available in some suites



### FOR MORE INFORMATION:

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360.597.0565 | [pyoung@fg-cre.com](mailto:pyoung@fg-cre.com)

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### Suite B (approximately 1,500 SF)

- Space features one private office and one private restroom
- Mezzanine area for additional storage or office space
- One 14' wide X 14' high rollup grade door
- Gas heat in shop area
- Asking price: \$1,500/month (NNN)



### Suite E (approximately 1,500 SF)

- Space features approximately 575 SF of office space with three private offices and one private restroom
- Mezzanine area for additional storage or office space
- One 14' wide X 14' high rollup grade door
- Gas heat in shop area
- Asking price: \$1,500/month (NNN)

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### Suite I (approximately 1,500 SF)

- Space features one private mezzanine office, a private restroom and shower area
- Pull through capability
- One 12' wide X 14' high front rollup door and one 10' wide X 12' high rear door
- Gas heat in shop area
- Asking price \$1,500/month (NNN)



### Suite L (approximately 1,500 SF)

- Space features one private office downstairs with adjacent restroom
- Additional approx. 160 SF private mezzanine office area
- One 14' wide X 14' high rollup grade door
- Gas heat in shop area
- Can be combined with Suite M for approx. 4,500 SF of contiguous space
- Asking price: \$1,500/month (NNN)



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### Suite M (approximately 3,000 SF)

- Space features reception area, several private offices, kitchenette area and two restrooms
- Pull through capability
- Two 14' wide X 14' high rollup grade doors
- Gas heat in shop area
- Can be combined with Suite L for approx. 4,500 SF of contiguous space
- Asking price: \$2,550/month (NNN)



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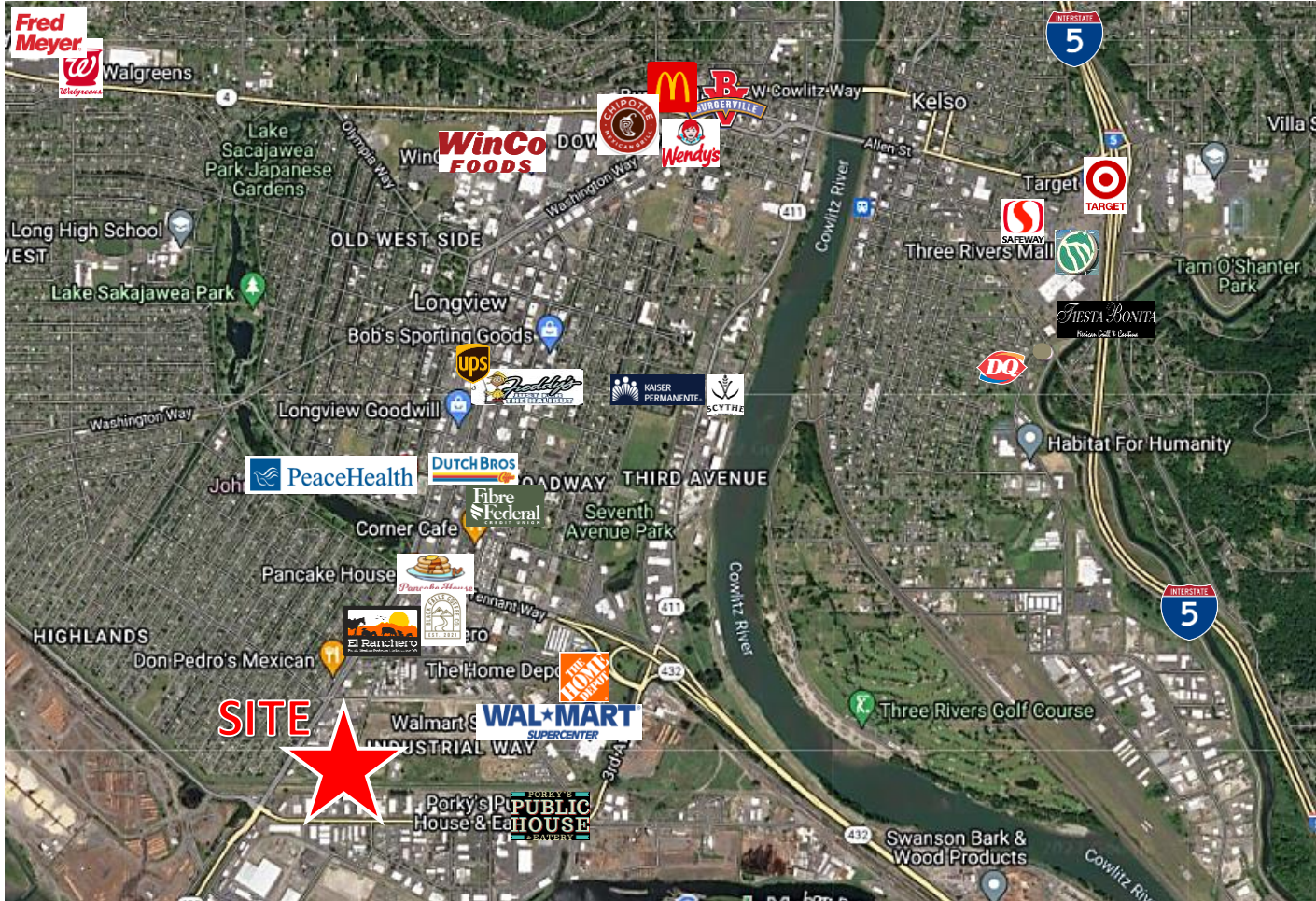
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## 2023 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	7,046	40,056	66,915
2028 Projected Population	7,145	40,669	68,018
Est. Average Household Income	\$46,058	\$59,666	\$67,532
Est. Total Employees	8,345	32,629	35,221

## Average Daily Traffic

Industrial Way @ Oregon Way NW – 21,063

Oregon Way @ N Port Way N – 24,066

3<sup>rd</sup> Ave @ Industrial Way SW – 25,882

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.