

FOR SALE

WOODLAND COMMERCE CENTER

Schurman Way | Woodland, WA 98674



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



PROPERTY HIGHLIGHTS

- Two lots zoned light industrial located along Schurman Way in Woodland, WA
- Lot 2 consists of approx. 3.99 acres of net usable land, while Lot 5/6 consists of approx. 9.12 acres of net usable land
- Flexible light industrial zoning allows for a variety of uses, including yard storage and outdoor sales
- Parcels are ideally located just off Exit 22 and features easy access, including full-sized semis, to I-5

- Parcels have been previously preloaded for ease of development
- All utilities easily available along Schurman Way

Sale price:

- Lot 2 - \$1,303,500 (approx. \$7.50/SF)
- Lot 5/6 - \$2,582,500 (approx. \$6.50/SF)

FOR MORE INFORMATION:

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**Shading indicates estimated useable area*



2024 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	640	10,126	20,979
2029 Projected Population	653	10,481	21,924
Est. Average Household Income	\$125,836	\$116,536	\$109,139
Est. Total Businesses	196	508	857
Est. Total Employees	2,661	5,724	7,886

Average Daily Traffic

- I-5 @ Dike Access Rd NW – 60,592
- Dike Access Rd @ I-5 SE – 72,016
- Old Pacific Hwy @ Woodland View Rd E – 73,887

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.