FOR SALE

WOODLAND COMMERCE CENTER

Schurman Way I Woodland, WA 98674





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:

Paul Young

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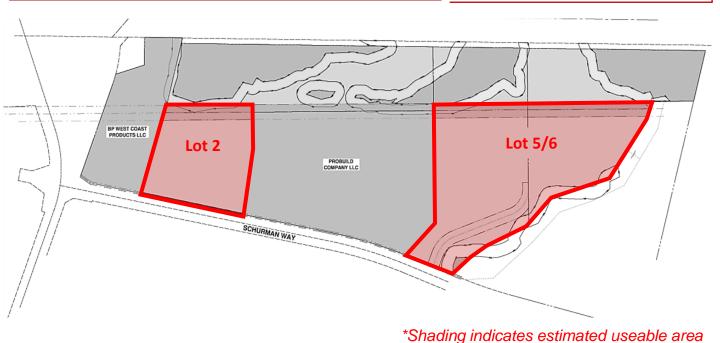
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2024 DEMOGRAPHICS

	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