

FOR SALE

APPROX. 4-ACRE, LIGHT MANUFACTURING

740 S. 85th Ave. | Ridgefield, WA 98642

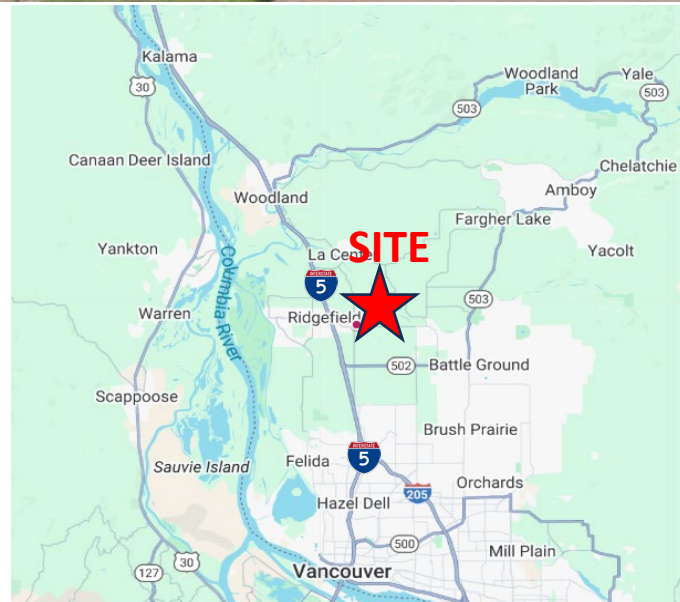


900 Washington St, Suite 850, Vancouver, WA
360.597.0574 | www.fg-cre.com



PROPERTY HIGHLIGHTS

- Located in the Ridgefield submarket
- Approximately 4.0 Acre
- Access: I-5 to Pioneer Street (exit 14), west to S. 85th Ave.
- Zoning: CNB (Commercial Neighborhood Business) allowing office, medical, retail and multifamily. [Zoning Codes](#)
- Tax lot 214425-000
- Utilities on site
- Sale Price: \$2,004,000.



For More Information:

Eric Fuller, CCIM | 360.597.0564 | efuller@fg-cre.com

KC Fuller | 360.597.0569 | kfuller@fg-cre.com

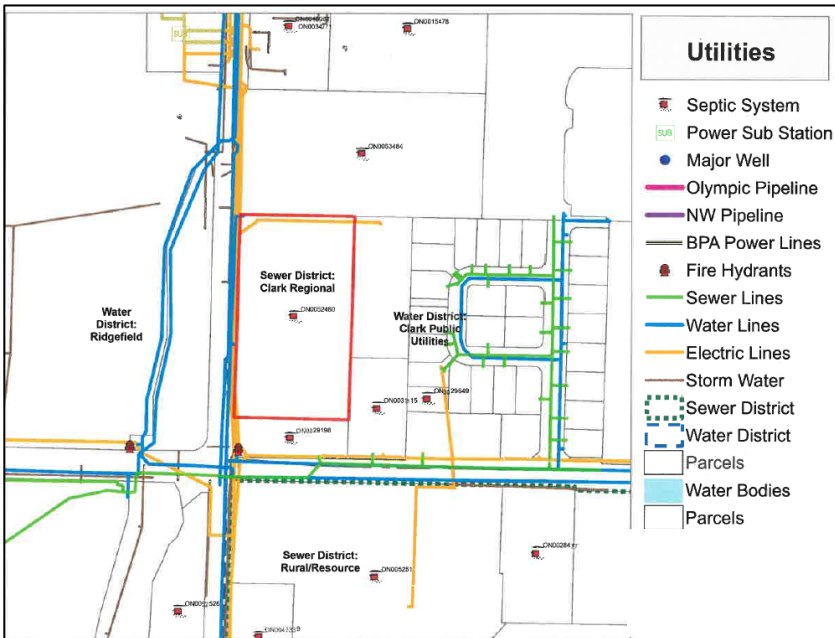
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| 2024 DEMOGRAPHICS | | | |
|---------------------------|--------|--------|--------|
| | 1 Mile | 3 Mile | 5 Mile |
| Est. Population | 1,573 | 14,650 | 39,222 |
| 2029 Projected Population | 1,775 | 16,447 | 43,115 |

Average Daily Traffic

I-5 @ Pioneer St N – 98,754

S 85th Ave & Ne 264th N- 7,535

NE 259th St. @ NE 10th Ave W- 2,925

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.