



FOR SALE / LEASE



7075 S 5TH STREET

Free Standing Industrial & Office Space Available

56,375 SF Total (9,700 SF Office) | ± 3.93 Acres

7075 S 5th St, Ridgefield, WA 98642 | PIN 215444-002

- Fenced & Secured Yard
- Fully Climate-Controlled
- Bridge and Jib Cranes
- Floor Drains
- Heavy Electrical

DANIEL SAYLES

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DANIEL HELM, SIOR

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PROPERTY SUMMARY



PROPERTY DETAILS	
Address	7075 S 5th Street, Ridgefield, WA 98642
Available Space	56,375 SF 9,700 SF Office 8,535 SF Front 1,350 SF Production
Lot Size	3.93 Acres
Dock Doors	One (1)
Grade Doors	Two (2) 20' x 20' Doors
Cranes	4 20T Bridge Cranes 2 10T Bridge Cranes 2 5T Bridge Cranes 16 1T Jib Cranes 25' Hook Height
PIN	215444-002
Parking	89 Surface Spaces
Year Built	2017
Power	2,600 Amps
Clear Height	30' - 38'
Sprinkler System	ESFR
Production Floor Depth	8"
Zoning	EMUO https://ridgefieldwa.us/196/Zoning
Sale Price / Lease Rate	Call Brokers for Pricing

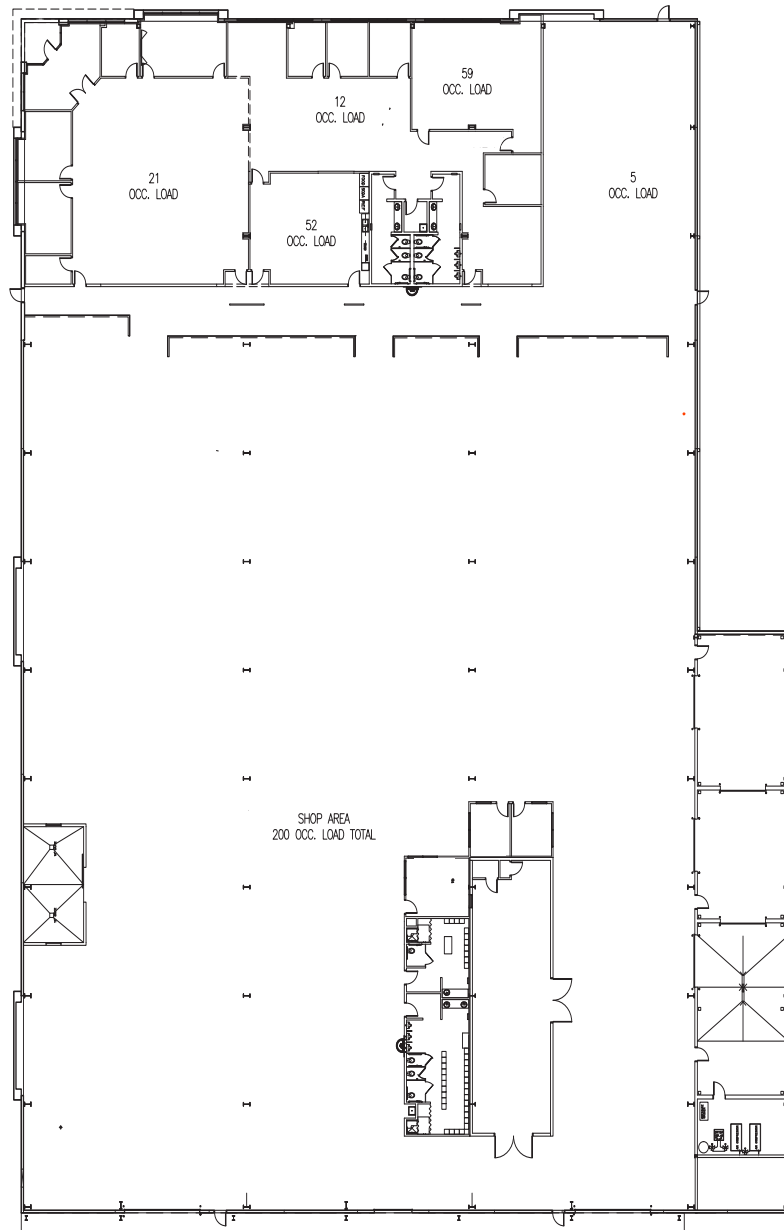
Nearby Highlights

- Anytime Fitness
- Chevron
- Domino's Pizza
- Grocery Outlet
- Hitch and Sip Coffee
- IQ Credit Union
- Java Java
- Mod Pizza
- People's Community Federal Credit Union
- Starbucks
- Subway
- Taco Bell
- Teriyaki Thai Etc
- 7-Eleven



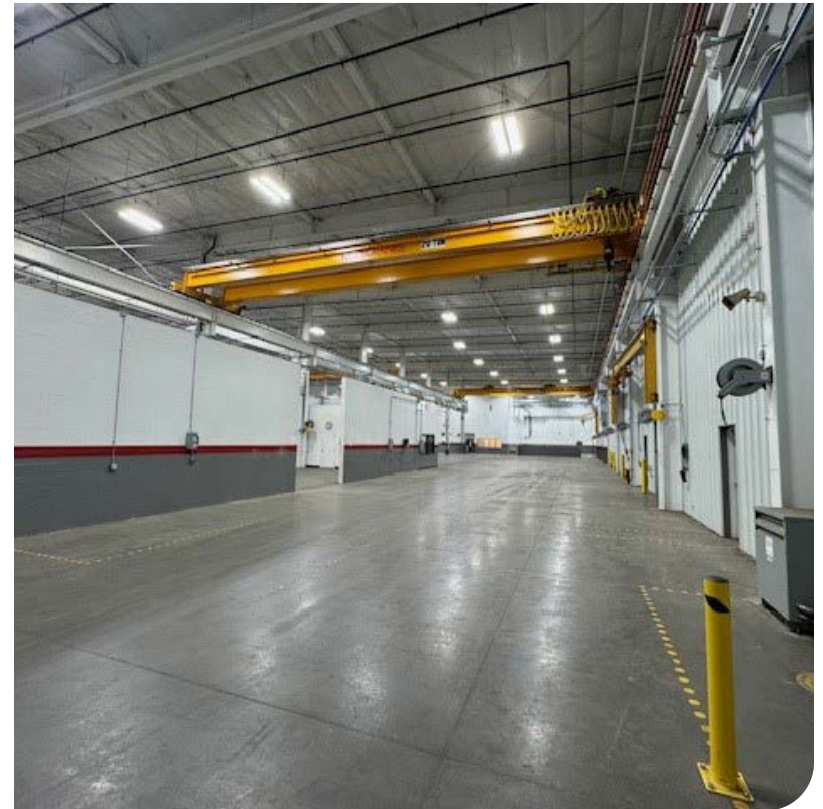
FLOOR PLAN

FLOOR PLAN





INTERIOR PHOTOS





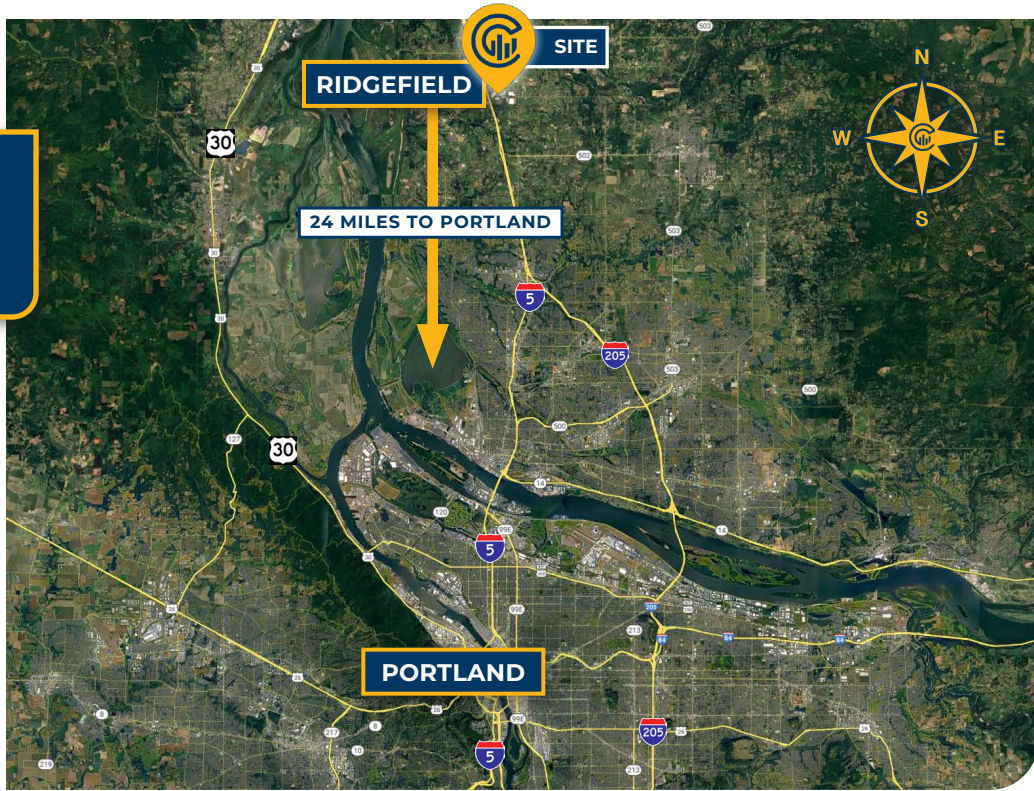
LOCAL AERIAL MAP



Map data ©2024 Google Imagery ©2024, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO
*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024



DISTANCE & DEMOGRAPHICS



AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	893	14,272	31,731
2029 Projected Population	1,011	15,929	34,077
2020 Census Population	431	12,642	29,318
2010 Census Population	297	7,142	21,300
Projected Annual Growth 2024 to 2029	2.6%	2.3%	1.5%
Historical Annual Growth 2010 to 2024	4.5%	7.7%	3.8%
Households & Income			
2024 Estimated Households	307	4,933	11,347
2024 Est. Average HH Income	\$180,457	\$168,481	\$161,339
2024 Est. Median HH Income	\$144,942	\$120,338	\$116,173
2024 Est. Per Capita Income	\$62,291	\$58,271	\$57,756
Businesses			
2024 Est. Total Businesses	117	438	997
2024 Est. Total Employees	1,004	3,005	7,214
<small>Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RS1</small>			

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