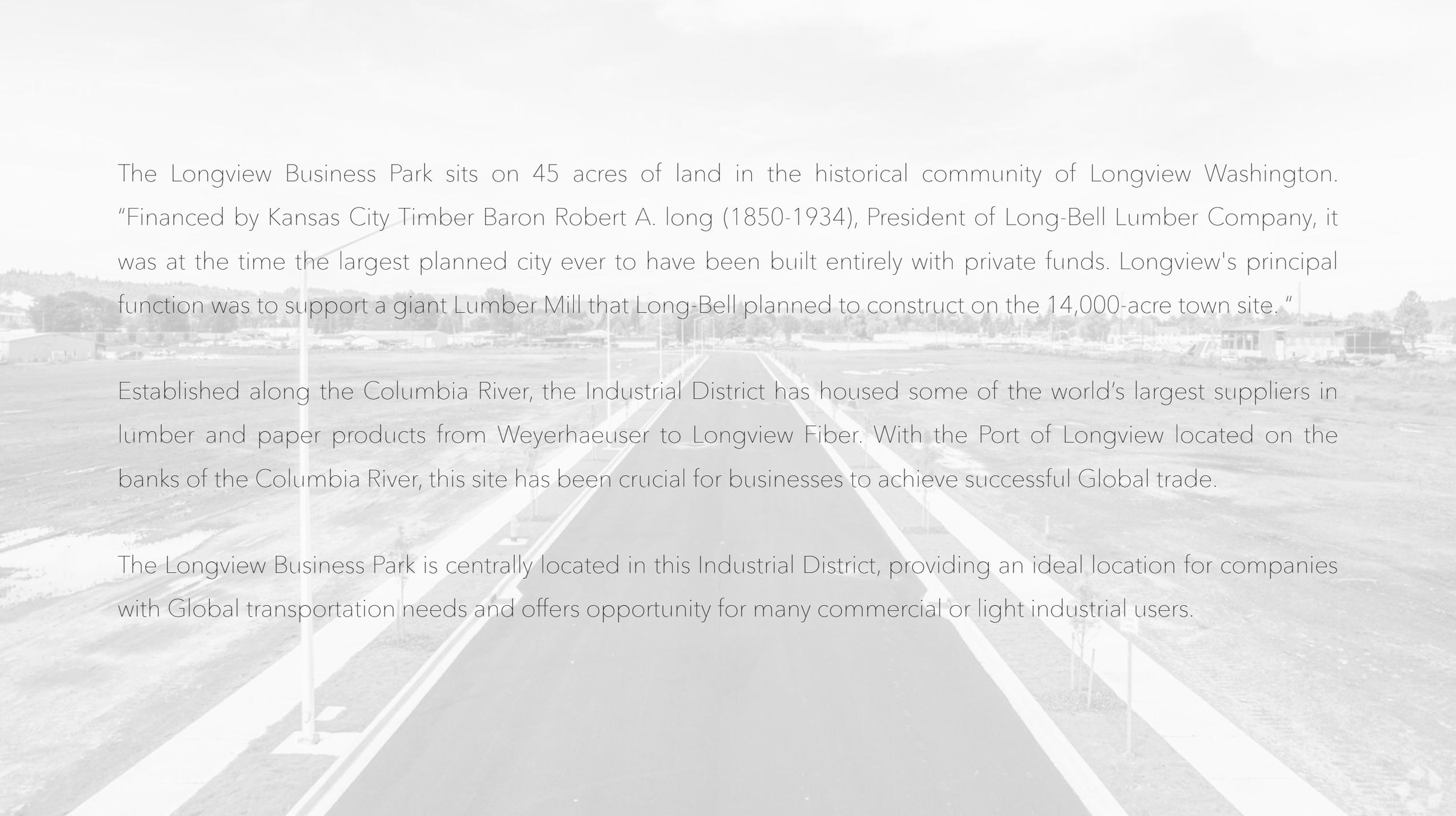




January 2026

BUSINESS PARK OVERVIEW





The Longview Business Park sits on 45 acres of land in the historical community of Longview Washington. "Financed by Kansas City Timber Baron Robert A. Long (1850-1934), President of Long-Bell Lumber Company, it was at the time the largest planned city ever to have been built entirely with private funds. Longview's principal function was to support a giant Lumber Mill that Long-Bell planned to construct on the 14,000-acre town site."

Established along the Columbia River, the Industrial District has housed some of the world's largest suppliers in lumber and paper products from Weyerhaeuser to Longview Fiber. With the Port of Longview located on the banks of the Columbia River, this site has been crucial for businesses to achieve successful Global trade.

The Longview Business Park is centrally located in this Industrial District, providing an ideal location for companies with Global transportation needs and offers opportunity for many commercial or light industrial users.



45 + Acres of Commercial & Light Industrial Land

In the Heart of Longview's Business & Industrial District

Zoned Light Industrial & Commercial: There are many uses allowed in the business park including storage units, warehouse, retail, restaurant, distribution, manufacturing and many others!

Opportunity Zone: the business park sits in the IRS designated "Opportunity Zone", which has many tax advantages when investing in these areas.

Development Ready: Our business park is development/shovel ready. All utilities including storm water retention is in the newly constructed road, and ready to be tied into each lot!

Power, Water, Sewer, Gas: The business park has all major utilities ready to go including plenty of power and water for any large project.

5 Minutes to Interstate 5: Within just five minutes to interstate 5, our park is situated perfectly for any commercial or light industrial business that needs quick access to Portland, Vancouver, Seattle, etc.

Seller Financing Available Our ownership group is willing to seller finance the land to qualified buyers.

Opportunity Zone

An Opportunity Zone is a specially designated geographic area, identified by the federal government under the Tax Cuts and Jobs Act of 2017, that offers tax incentives to investors who invest in qualifying real estate or businesses within these areas. The primary goal is to stimulate economic development and job creation in communities.

For commercial real estate investors, Opportunity Zones present unique advantages:

1. **Tax Deferral:** Investors can defer capital gains taxes by reinvesting gains from the sale of other assets into a Qualified Opportunity Fund (QOF), which must be used to finance projects or businesses in an Opportunity Zone.

2. **Reduction of Taxes on Capital Gains:** If the investment is held for a certain period, investors can reduce the taxable portion of their original capital gains:

- After 5 years, a 10% reduction.
- After 7 years, a 15% reduction.

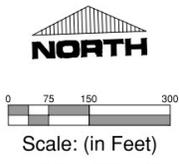
3. **Tax-Free Growth:** If the investment in the Opportunity Zone is held for at least 10 years, any appreciation in the value of the Opportunity Zone investment itself is entirely tax-free.



Site Plan with Pending Sales in Green

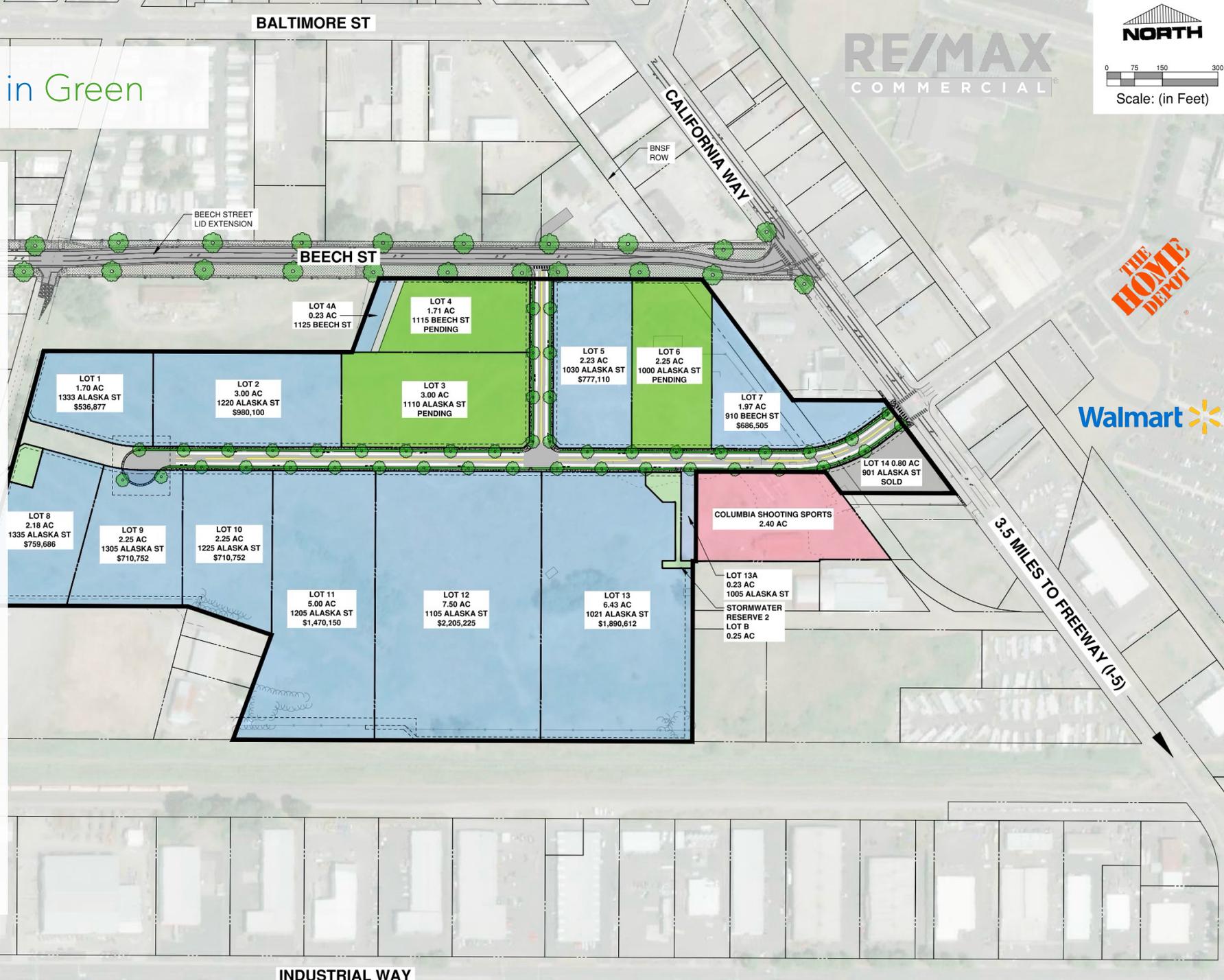
BALTIMORE ST

RE/MAX
COMMERCIAL



Lot # | Acres | Price | Availability

Lot 1:	1.70 Acres	\$7.00/SF or \$518,367	Available
Lot 2:	3.00 Acres	\$7.00/SF or \$914,760	Available
Lot 3:	3.00 Acres	\$7.50/SF or \$980,100	Pending
Lot 4:	1.71 Acres	\$7.50/SF or \$558,657	Pending
Lot 5:	2.23 Acres	\$7.50/SF or \$728,541	Available
Lot 6:	2.25 Acres	\$7.50/SF or \$735,075	Pending
Lot 7:	1.97 Acres	\$7.50/SF or \$643,599	Available
Lot 8:	2.18 Acres	\$7.00/SF or \$664,725	Available
Lot 9:	2.25 Acres	\$7.00/SF or \$686,070	Available
Lot 10:	2.25 Acres	\$7.00/SF or \$686,070	Available
Lot 11:	5.00 Acres	\$6.50/SF or \$1,415,700	Available
Lot 12:	7.50 Acres	\$6.50/SF or \$2,123,550	Available
Lot 13:	6.43 Acres	\$6.50/SF \$1,820,590	Available



INDUSTRIAL WAY

Commercial/Light Industrial Concept for the Business Park

RE/MAX
COMMERCIAL

Proposed Incubator Space
10,000 - 25,000 SQ.FT.

Build to Suit Options Available

Commercial/Light Industrial Concept







RE/MAX PREMIER GROUP
COMMERCIAL DIVISION

Jordan Willis | Broker



360-669-6017



jordanwillis@remax.net



842 Washington Way Ste 150,
Longview WA