



FOR SALE



## RIDGEFIELD DEVELOPMENT LAND

### Industrial Development Land

**Lot Size:** ± 2.60 AC (± 113,256 SF)

**Sale Price:** \$1,300,000 (\$11.48/SF)

#### 408 NE 199th St Ridgefield, WA 98642

- I-5 Frontage | 95,000+ Vehicles Per Day on I-5 Near Property
- Zoning: Business Park (BP) - District Permits Office, Light Mfg., Wholesale, Warehouse, Truck/Freight and more...
- Casino Nearby
- A Heavily Growing City of Ridgefield Nearby

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# PROPERTY SUMMARY



## PROPERTY DETAILS

Address	408 NE 199th St Ridgefield, WA 98642
Lot Size	±2.60 AC (±113,256 SF)
Sale Price	\$1,300,000 (\$11.48/SF)
Zoning	Business Park (BP) District
Property APN	179352000

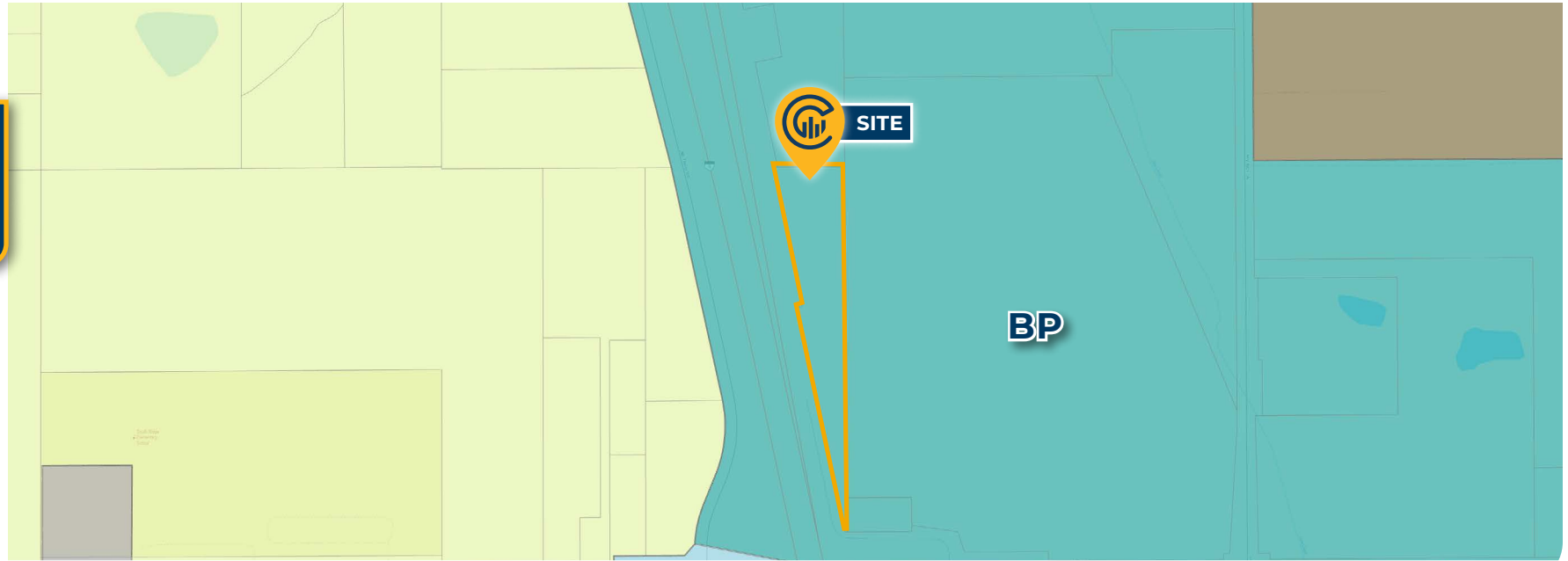
Located right next to I-5 for great business exposure.  
"BUSINESS PARK" ZONING: Office/Professional Complex, Light Manufacturing, Wholesale, Warehousing, Truck/Freight Transportation, Telecom, Research/Laboratory, Medical, Hotel, Agricultural, Farming, Retail

### Location Features

- Adjacent to Interstate 5 in Ridgefield, WA Just North of the Vancouver Area
- 95,000+ Vehicles Per Day (Northbound + Southbound) on I-5 Near Subject Property
- 3 Miles to Salmon Creek 10 Miles to Downtown Vancouver, 18 Miles to Downtown Portland
- Interstate 5 Access via exit on/off at SR-502/NE 219th Street, Local Access via NE 10th Avenue



# ZONING



Source: <https://gis.clark.wa.gov/mapsonline>

Table 40.230.085-1. Uses 2012 North American Industrial Classification System (NAICS)					IL	IH	IR	BP
<b>A. Resource Uses</b>								
11 Agriculture, forestry, fishing and hunting								
111	Crop production	P	P	P	P			
112	Animal production	P	P	P	P			
113	Forestry and logging	P	P	P	P			
114	Fishing, hunting and trapping	P	P	P	P			
115	Support activities for agriculture and forestry	P	P	P	P			
<b>21 Mining</b>								
211	Oil and gas extraction	X	C <sup>4</sup>	C <sup>4</sup>	X			
212	Mining (except oil and gas)	X	C <sup>4</sup>	C <sup>4</sup>	X			
2123	Nonmetallic mineral mining and quarrying	X	p <sup>4</sup>	p <sup>4</sup>	X			
213	Support activities for mining	X	C <sup>4</sup>	C <sup>4</sup>	X			
<b>22 Utilities</b>								
221	Utilities							
2211	Electric power generation	P	P	P	C			
2212	Electric power transmission and distribution	P	P	P	P			
2221	Natural gas distribution	P	P	P	P			
2231	Water supply and irrigation systems	P	P	P	P			
2232	Sewage treatment facilities	P	P	P	C			
<b>23 Construction</b>								
236	Construction of buildings	p <sup>5</sup>	p <sup>5</sup>	p <sup>5</sup>	p <sup>5</sup>			
237	Heavy and civil engineering construction	p <sup>5</sup>	p <sup>5</sup>	p <sup>5</sup>	p <sup>5</sup>			
238	Specialty trade contractors	p <sup>5</sup>	p <sup>5</sup>	p <sup>5</sup>	p <sup>5</sup>			
	Storage yards for building materials, contractors' equipment and vehicles	P	P	P	X			
<b>B. Manufacturing Uses</b>								
311	Food manufacturing	P	P	P	X			
3116	Animal slaughtering and processing	C	P	P	X			
31181	Retail bakeries	P	P	P	P			
312	Beverage and tobacco product manufacturing	P	P	P	P			
313	Textile mills	P	P	P	X			
314	Textile product mills	P	P	P	X			
315	Apparel manufacturing	p <sup>2</sup>	p <sup>2</sup>	p <sup>2</sup>	X			
316	Leather and allied product manufacturing							
3161	Leather and hide tanning and finishing	X	P	P	X			
3162	Footwear manufacturing	P	P	P	P			
3169	Other leather and allied product manufacturing	P	P	P	P			
321	Wood product manufacturing							
3211	Sawmills and wood preservation	X	P	P	X			
3212	Veneer, plywood, and engineered wood product manufacturing	X	P	P	X			
321214	Truss manufacturing	P	P	P	X			
3219	Other wood product manufacturing	P	P	P	X			

Table 40.230.085-1. Uses 2012 North American Industrial Classification System (NAICS)					IL	IH	IR	BP
<b>322 Paper manufacturing</b>								
3221	Pulp, paper and paperboard mills	X	P	P	X			
3222	Converted paper product manufacturing	P	P	P	P			
323	Printing and related support activities	P	P	P	P			
324	Petroleum and coal products manufacturing	X	P	P	X			
325	Chemical manufacturing	X	P	P	X			
3254	Pharmaceutical and medicine manufacturing	P	P	P	X			
3256	Soap, cleaning compound, and toilet preparation manufacturing	P	P	P	X			
326	Plastics and rubber products manufacturing	P	P	P	X			
327	Nonmetallic mineral product manufacturing							
3271	Clay product and refractory manufacturing	P	P	P	X			
3272	Glass and glass product manufacturing	P	P	P	X			
3273	Cement and concrete product manufacturing	P	P	P	X			
327310	Cement manufacturing	X	P	P	X			
327320	Ready-mix concrete manufacturing	X	P	P	X			
3274	Lime and gypsum product manufacturing	X	P	P	X			
3279	Other nonmetallic mineral product manufacturing	X	P	P	X			
331	Primary metal manufacturing	X	P	P	X			
332	Fabricated metal product manufacturing							
3321	Forging and stamping	P	P	P	X			
3322	Cutlery and hand tool manufacturing	P	P	P	P			
3323	Architectural and structural metals manufacturing	P	P	P	X			
3324	Boiler, tank, and shipping container manufacturing	P	P	P	X			
3325	Hardware manufacturing	P	P	P	X			
3326	Spring and wire product manufacturing	P	P	P	X			
3327	Machine shops	P	P	P	C			
3328	Coating, engraving, heat treating, and allied activities	P	P	P	X			
332813	Electroplating, plating, polishing, anodizing, and coloring	C	P	P	X			
3329	Other fabricated metal product manufacturing	P	P	P	X			
333	Machinery manufacturing	P	P	P	C			
334	Computer and electronic product manufacturing	P	P	P	P			
335	Electrical equipment, appliance, and component manufacturing	P	P	P	P			
336	Transportation equipment manufacturing	P	P	P	X			
336991	Motorcycle, bicycle, and parts manufacturing	P	P	P	P			
337	Furniture and related product manufacturing	P	P	P	X			
339	Miscellaneous manufacturing	P	P	P	P			

Table 40.230.085-1. Uses 2012 North American Industrial Classification System (NAICS)					IL	IH	IR	BP
<b>C. Wholesale Trade</b>								
423	Wholesale trade, durable goods (retail sales prohibited)	P	P	P	P			
424	Wholesale trade, nondurable goods (retail sales prohibited)	P	P	P	P			
425	Wholesale electronic markets and agents and brokers	P	P	P	P			
<b>D. Retail Trade</b>								
	Retail sales of products fabricated on site	p <sup>1</sup>	p <sup>1</sup>	p <sup>1</sup>	p <sup>1</sup>			
	Construction and industrial equipment sales	P	P	P	X			
4411	Automotive dealers	X	X	X	X			
4412	Other motor vehicle dealers	X	X	X	X			
4413	Automotive parts, accessories, and tire stores	p <sup>1</sup>	p <sup>1</sup>	p <sup>1</sup>	p <sup>1</sup>			
4441	Building material and supplies dealers	P	X	X	X			
44412	Paint and wallpaper stores	p <sup>1</sup>	X	X	X			
44413	Hardware stores	p <sup>1</sup>	X	X	X			
445	Food and beverage stores	p <sup>1</sup>	X	X	p <sup>1</sup>			
44512	Convenience stores	p <sup>1</sup>	p <sup>1</sup>	p <sup>1</sup>	p <sup>1</sup>			
446	Health and personal care stores	p <sup>1</sup>	X	X	p <sup>1</sup>			
447	Gasoline stations	C	C	C	C			
448	Clothing and clothing accessories stores	p <sup>1</sup>	X	X	p <sup>1</sup>			
451	Sporting goods, hobby, book and music stores	p <sup>1</sup>	X	X	p <sup>1</sup>			
452	General merchandise stores	X	X	X	X			
453	Miscellaneous store retailers	p <sup>1</sup>	X	X	p <sup>1</sup>			
454	Nonstore retailers	P	X	X	P			
45431	Fuel dealers	P	P	P	X			
<b>E. Transportation and Warehousing</b>								
482	Rail transportation	P	P	P	X			
483	Water transportation	X	P	X	X			
484	Truck transportation	P	P	P	P			
485	Transit and ground passenger transportation	P	P	P	P			
486	Pipeline transportation	P	P	P	P			
487	Scenic and sightseeing transportation	P	P	P	X			
488	Support activities for transportation	P	P	P	X			
4882	Support activities for rail transportation	P	P	P	X			
4883	Support activities for water transportation	X	P	P	X			
4884	Support activities for road transportation	P	X	X	X			
4885	Freight transportation arrangement	P	P	P	P			
4889	Other support activities for transportation	P	P	P	P			
491	Postal service	P	P	P	P			
492	Couriers and messengers	P	P	P	P			
493	Warehousing and storage	P	P	P	P			

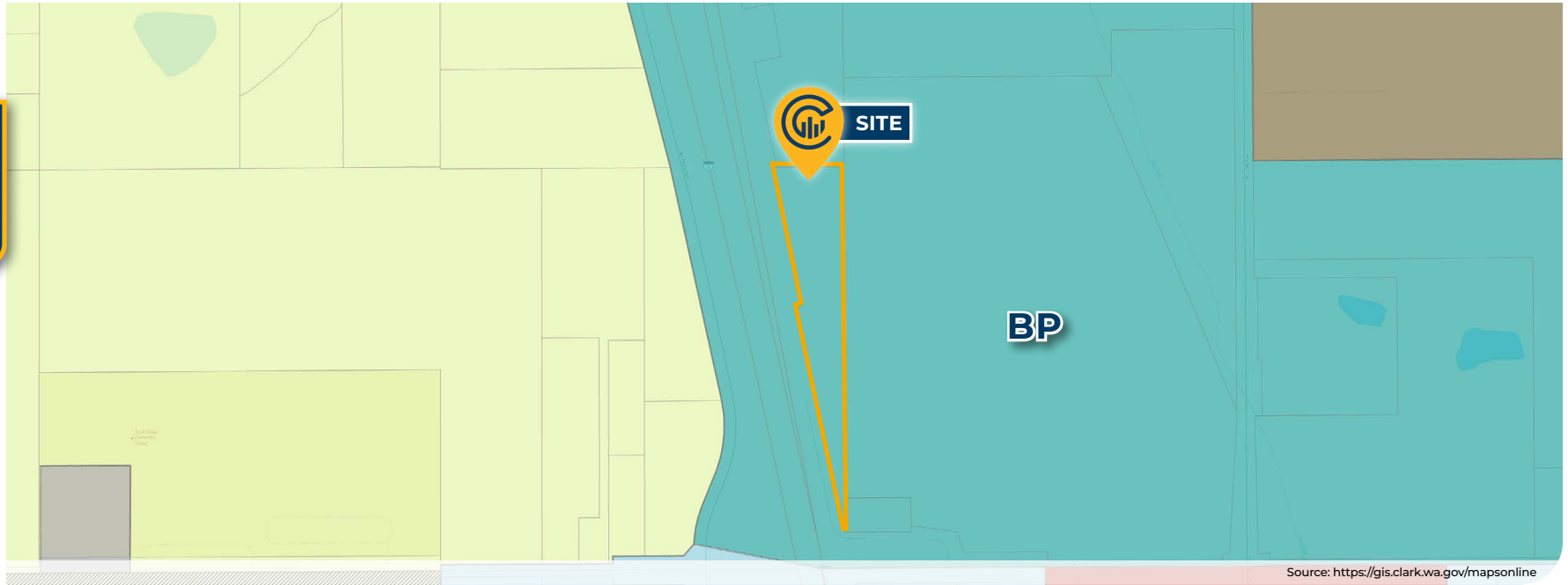
Table 40.230.085-1. Uses 2012 North American Industrial Classification System (NAICS)					IL	IH	IR	BP
<b>F. Information</b>								
511	Publishing industries	P	P	P	P			
512	Motion picture and sound recording industries	P	P	P	P			
515	Broadcasting (except internet)	P	P	P	P			
516	Internet publishing and broadcasting	P	P	P	P			
517	Telecommunications	P	P	P	P			
5172	Wireless communications carriers	P/C <sup>7</sup>	P/C <sup>7</sup>	P/C <sup>7</sup>	P/C <sup>7</sup>			
518	Internet service providers, web search portals, and data processing services	P	P	P	P			
519	Other information services	P	P	P	P			
52 Finance and insurance		X	X	X	P			
5221	Branch banks (including drive-up service)	p <sup>1</sup>	p <sup>1</sup>	X	P			
524	Insurance carriers and related activities	P	X	X	P			
53 Real estate and rental and leasing								
531	Offices of real estate agents and brokers	P	X	X	P			
532	Rental and leasing services	P	X	X	P			
5324	Commercial and industrial machinery and equipment rental and leasing	P	P	P	X			
533	Lessors of nonfinancial intangible assets (except copyrighted works)	X	X	X	P			
<b>54 Professional, scientific, and technical services</b>								
541	Professional, scientific, and technical services	P	X	X	P			
54135	Building inspection services	P	X	X	P			
54136	Geophysical surveying and mapping services	P	X	X	P			
54137	Surveying and mapping (except geophysical services)	P	X	X	P			
54138	Testing laboratories	P	X	X	P			
54194	Veterinary services	P	P	X	P			
<b>55 Management of companies and enterprises</b>								
551	Management of companies and enterprises	P	X	X	P			
<b>56 Administrative and support and waste management and remediation services</b>								
561	Administrative and support services	P	X	X	P			
5616	Investigation and security services	P	X	X	P			
5617	Services to buildings and dwellings	P	X	X	P			
5619	Other support services	P	X	X	P			
562	Waste management and remediation services	C <sup>6</sup>	C <sup>6</sup>	C <sup>6</sup>	X			
<b>61 Educational services<sup>11</sup></b>								
611	Educational services	C	C	X	C			
6111	Elementary and secondary schools	C	C	X	C			
6112	Junior colleges	C	C	X	C			
6113	Colleges and universities	C	C	X	C			
6114	Business schools and computer and management training	C	C	X	P			
6115	Technical and trade schools	P	P	P	P			
611519	Truck driving schools	P	P	X	P			

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# ZONING



Source: <https://gis.clark.wa.gov/mapsonline>

Table 40.230.085-1. Uses 2012 North American Industrial Classification System (NAICS)					IL	IH	IR	BP
62 Health care and social assistance								
621	Ambulatory health care services	P	X	X	P			
6215	Medical and diagnostic laboratories	P	X	X	P			
6216	Home health care services	P	X	X	P			
6219	Other ambulatory health care services	P	X	X	P			
62191	Ambulance services	P	P	P	P			
622	Hospitals	C	X	X	P			
623	Nursing and residential care facilities	X	X	X	P			
6232	Residential mental retardation, mental health, and substance abuse facilities	X	X	X	C			
624	Social assistance	X	X	X	P			
6244	Child day care services	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P			
71 Arts, entertainment, and recreation		P <sup>1</sup>	X	X	P			
7112	Spectator sports	C	X	X	C			
71391	Golf courses and country clubs	X	X	X	X			
71392	Skiing facilities	X	X	X	X			
71393	Marinas	P	X	X	X			
71394	Fitness and recreational sports centers	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>			
71399	All other amusement and recreation industries	P <sup>1</sup>	X	X	P <sup>1</sup>			
72 Accommodations and food services								
721	Accommodation	X	X	X	P			
722	Food services and drinking places	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>			
7223	Special food services	P	P	P	P			
81 Other services (except public administration)								
811	Repair and maintenance	P <sup>3</sup>	P <sup>3</sup>	P <sup>3</sup>	P <sup>3</sup>			
8111	Automotive repair and maintenance	P <sup>3</sup>	P <sup>3</sup>	P <sup>3</sup>	C			
8113	Commercial and industrial machinery and equipment (except automotive and electronic repair and maintenance)	P <sup>3</sup>	P <sup>3</sup>	P <sup>3</sup>	C			
812	Personal and laundry services	P <sup>1</sup>	X	X	P <sup>1</sup>			
81221	Funeral homes and funeral services	X	X	X	P			
81222	Cemeteries and crematories	C	C	C	C			
8123	Dry cleaning and laundry services	P <sup>1</sup>	X	X	P <sup>1</sup>			
81233	Linen and uniform supply	P	P	X	P			
81291	Pet care (except veterinary services)	P <sup>1</sup>	X	X	P <sup>1</sup>			
813	Religious, grant making, civic, professional, and similar organizations	X	X	X	C			
92 Public administration <sup>10</sup>		P	X	X	P			
92214	Correctional institutions <sup>10, 12</sup>	C	C	X	X			

Table 40.230.085-1. Uses 2012 North American Industrial Classification System (NAICS)					IL	IH	IR	BP
G. Other Uses Not Listed as NAICS Codes								
1. Service stations for vehicle fleets, including cardlock facilities	P	P	P	P				
2. Personal property storage including outdoor RV and boat storage	P	X	X	X				
3. Accessory uses								
a. Administrative, educational, and other related activities and facilities	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>				
b. Caretaker, security or manager residence when incorporated as an integral part of a permitted use	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>				
c. Off-site hazardous waste treatment and storage facilities <sup>12</sup> (subject to RCW 70.105.210)	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>				
4. Other Uses								
a. Parks, trails and related uses <sup>10</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>				
b. Existing residential uses without any increase in density, including accessory uses and structures normal to a residential environment. Replacement of such structures requires county approval prior to the removal of the existing structure(s) and is subject to the limits regarding the replacement.	P	P	P	P				
c. Legally existing commercial and industrial use structures	P	P	P	P				
d. Public facilities for the support of construction projects and agency operations, including offices for employees of the facility	P	P	P	P				
e. Electric vehicle infrastructure	P	P	P	P				
f. Coffee and food stands two hundred (200) square feet or less	P <sup>8</sup>	P <sup>8</sup>	P <sup>8</sup>	P <sup>8</sup>				
g. Agricultural stands and markets	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>				
h. Medical marijuana cooperative	X	X	X	X				
i. Marijuana production facilities	P <sup>11</sup>	P <sup>11</sup>	X	X				
j. Marijuana processor I facilities	P <sup>11</sup>	P <sup>11</sup>	X	P <sup>11</sup>				
k. Marijuana processor II facilities	P <sup>11</sup>	P <sup>11</sup>	X	P <sup>11</sup>				
l. Marijuana retailer facilities	X	X	X	X				

- C. Uses. The uses set out in Table 40.230.085-1 are examples of uses allowable in the Industrial and Business Park zoning districts.

"P" – Uses allowed subject to approval of applicable permits.

"C" – Conditional uses which may be permitted, subject to the approval of a conditional use permit as set forth in Section [40.520.030](#).

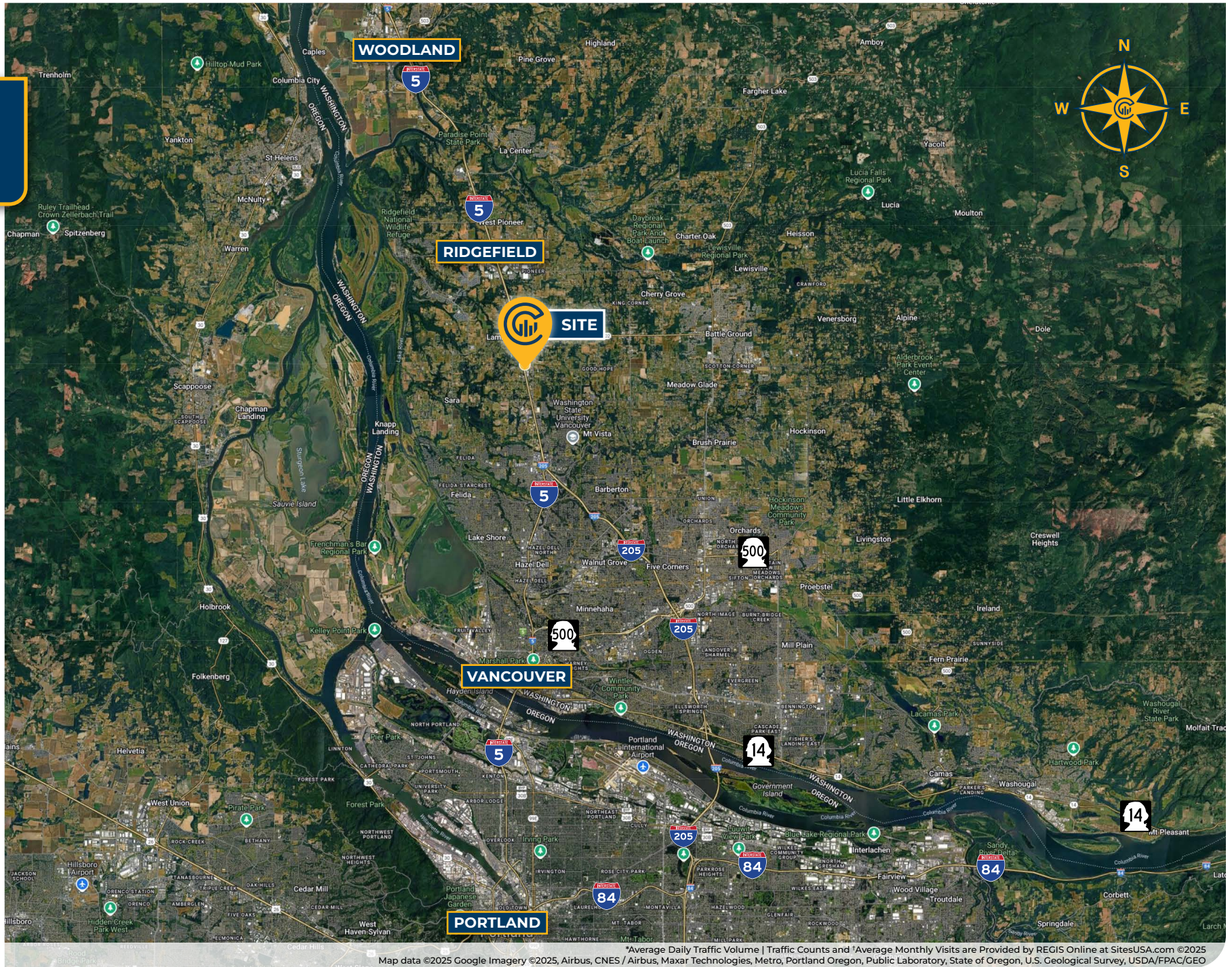
"X" – Uses specifically prohibited.

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# LOCAL AERIAL MAP

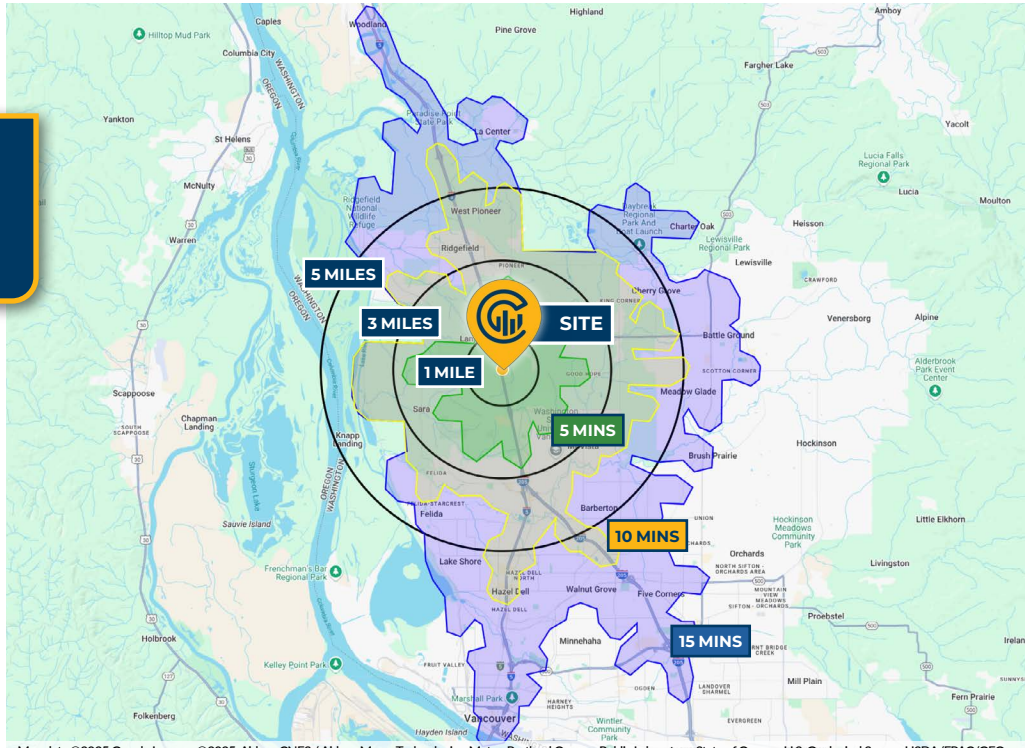


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# DRIVE TIMES & DEMOGRAPHICS



## AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	1,867	18,817	73,283
2029 Projected Population	2,124	19,620	77,825
2020 Census Population	1,121	17,924	68,145
2010 Census Population	1,029	14,993	54,289
Projected Annual Growth 2024 to 2029	2.8%	0.9%	1.2%
Historical Annual Growth 2010 to 2024	5.8%	1.8%	2.5%
<b>Households &amp; Income</b>			
2024 Estimated Households	674	6,923	27,511
2024 Est. Average HH Income	\$179,438	\$159,277	\$165,137
2024 Est. Median HH Income	\$126,150	\$118,799	\$120,192
2024 Est. Per Capita Income	\$64,766	\$58,645	\$62,104
<b>Businesses</b>			
2024 Est. Total Businesses	37	676	2,408
2024 Est. Total Employees	205	4,065	14,587

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2024, TIGER Geography - RS1

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