2 TAX LOTS - MULTI-USE

18610 NE Delfel Rd | Ridgefield, WA 98642

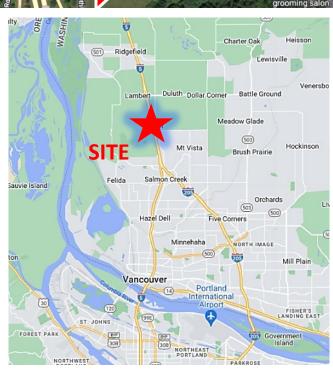


900 Washington St, Suite 850, Vancouver, WA 360.750.5595 I www.fg-cre.com



PROPERTY HIGHLIGHTS

- Located in the Discovery Corridor in Ridgefield, Washington, the fastest growing community in Washington
- Approximately 5.24 net acres (9.54 gross acres)
- Access: I-5 to NE 179th exit, north on Delfel Road
- Zoned B-P, Business Park, allowing for office, industrial and small commercial users
- Tax lots 117100-00 and 116830-000
- I-5 frontage and visibility
- Sale Price: \$1,598,000



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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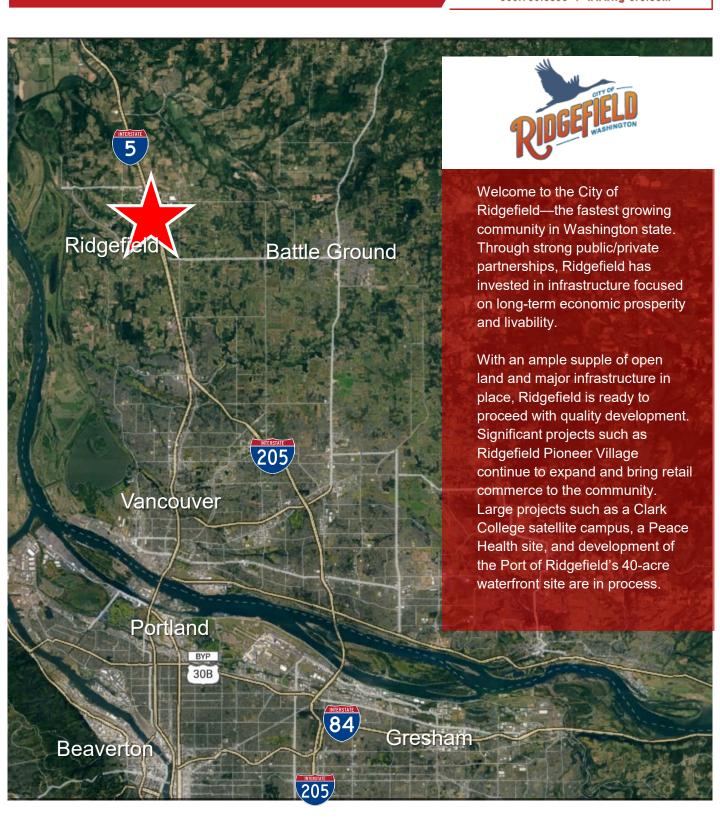


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	2012	North		40.230.085-1. Uses an Industrial Classification System (NAICS)	IL	IH	IR	BP
A.	Resou	irce Us	es		•	•		
11	Agric	ulture,	forestry	, fishing and hunting				
Г	111	Crop p	roducti	on	Р	Р	Р	Р
Г	112	Anima	l produ	ction	Р	Р	Р	Р
Г	113	Foresti	ry and l	ogging	Р	Р	Р	Р
Г	114	Fishing	, huntir	ng and trapping	Р	Р	Р	Р
Г				ties for agriculture and forestry	Р	Р	Р	Р
21	Minir			,				
Г	211	Oil and	l gas ex	traction	Х	C ⁴	C ⁴	Х
H	212		_	t oil and gas)	Х	C ⁴	C ⁴	Χ
H		_		etallic mineral mining and quarrying	Х	p4	P ⁴	X
H	242				_	<u>'</u>	-	
L			rt activi	ties for mining	Х	C ⁴	C ⁴	Χ
22	Utiliti	es						
L	221	Utilitie						
L				Electric power generation	Р	Р	Р	C
			22112	Electric power transmission and distribution	Р	Р	Р	Р
Г			22121	Natural gas distribution	Р	Р	Р	Р
Г			22131	Water supply and irrigation systems	Р	Р	Р	Р
Г			22132	Sewage treatment facilities	Р	Р	Р	С
23	Cons	truction	1					
Г	236	Constr	uction (of buildings	P ⁵	p ⁵	P ⁵	p ⁵
Г	237	Heavy	and civi	il engineering construction	P ⁵	P ⁵	P ⁵	P ⁵
Г	238	Specia	ty trade	e contractors	P ⁵	P ⁵	P ⁵	P ⁵
				for building materials, contractors' d vehicles	Р	Р	Р	Х
В.	Manu	facturiı	ng Uses					
L	311	Food n	nanufac		Р	Р	Р	Χ
L			31161	Animal slaughtering and processing	C	P	P	X
H	242	Davis		311811 Retail bakeries	P P	P P	P P	P P
H		Textile		tobacco product manufacturing	P	P	P	Y
H			produc	t mills	P	P	P	X
Т				facturing	P ²	P ²	p ²	Х
Т	316	Leathe	r and a	llied product manufacturing				
Г		3161		r and hide tanning and finishing	Χ	Р	Р	Х
		3162	Footwe	ear manufacturing	Р	Р	Р	Р
		3169 Other leather and allied product manufacturing			Р	Р	Р	Р
	321	Wood product manufacturing						
Ĺ		3211		lls and wood preservation	Х	Р	Р	Х
L		3212		, plywood, and engineered wood t manufacturing	Х	Р	Р	Х
				321214 Truss manufacturing	Р	Р	Р	Χ
L		3219		wood product manufacturing	P	Р	Р	Χ
L	322	Paper	manufa	cturing				

322 Palpr manufacturing 3221 Pulp, paper and paperboard mills 3222 Converted paper product manufacturing P P P P 3232 Printing and related support activities P P P P P 324 Petroleum and coal products manufacturing X P P P X 3256 Pharmaceutical and medicine manufacturing 3256 Soap, cleaning compound, and toilet preparation manufacturing 326 Plastics and rubber products manufacturing 327 Plastics and rubber products manufacturing 327 Plastics and rubber products manufacturing 327 Plastics and rubber product manufacturing 327 Clay product and refractory manufacturing 327 Clay product and refractory manufacturing P P P X 3272 Class and glass product manufacturing P P P X 3273 Cement and concrete product P P P P X 3274 Clay product manufacturing P P P X 3275 Cement and concrete product P P P P X 3276 Cement and suppose product manufacturing P P P X 3277 Cement and concrete product P P P P X 3278 Cement and suppose product manufacturing P P P X 3279 Cement and concrete product P P P X 3279 Cement and suppose product manufacturing P P P X 3279 Cement and suppose product manufacturing P P P X 3279 Other nonmetallic mineral product X P P X 3279 Other nonmetallic mineral product Manufacturing P P P X 331 Primary metal manufacturing X P P X 332 Spring and stamping X P P P X 3321 Forging and stamping X P P P X 3322 Cutlery and hand tool manufacturing P P P X 3323 Architectural and structural metals P P P X 3324 Solient, tank, and shipping container P P P X 3325 Spring and wire product manufacturing P P P X 3326 Spring and wire product manufacturing P P P X 3327 Machine shops P P P X 3328 Coating, engraving, heat treating, and allied P P P P X 3328 Coating, engraving, heat treating, and allied P P P P X 3329 Other fabricated metal product manufacturing P P P P X 3330 Machinery manufacturing P P P P P P P P P P P P P P P P P P P										
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D. Retai	l Trade					
	Retail s	sales of products fabricated on site	P ¹	P ¹	P ¹	P ¹
	Constr	uction and industrial equipment sales	Р	Р	Р	Х
	4411	Automotive dealers	Х	Х	Х	Х
	4412	Other motor vehicle dealers	Χ	Х	X	Х
	4413	Automotive parts, accessories, and tire stores	P ¹	P ¹	P ¹	P ¹
	4441	Building material and supplies dealers	Р	Х	Х	Х
		44412 Paint and wallpaper stores	P ¹	Χ	Х	Х
		44413 Hardware stores	P ¹	Х	Х	Х
445	Food a	nd beverage stores	P ¹	Х	Χ	P ¹
		44512 Convenience stores	P ¹	P1	P ¹	P ¹
446	Health	and personal care stores	P ¹	X	X	p1
447		ne stations	C	С	С	C
448	_	ng and clothing accessories stores	p1	X	X	p1
451		ng goods, hobby, book and music stores	p1	X	X	p1
452		al merchandise stores	X	X	X	X
452	_	aneous store retailers	х _Р 1	X	X	х _Р 1
454	_	ore retailers	P.	X	X	P.
454	_	45431 Fuel dealers	P	P	P	v
E Trans			г	Jr .	r	<u></u>
482	i 	on and Warehousing	Р	Р	Р	V
483		transportation	X	P	X	X
484	_	transportation	P	P	P	P
485	+	t and ground passenger transportation	P	P	P	P
486	_	e transportation	P	P	P	P
487		and sightseeing transportation	P	P	X	X
488	_	rt activities for transportation	P	P	X	X
		Support activities for rail transportation	P	P	P	X
	4883	Support activities for water transportation	X	Р	Р	X
	4884	Support activities for road transportation	Р	X	Х	Х
	4885	Freight transportation arrangement	Р	Р	P	Р
	4889	Other support activities for transportation	Р	Р	P	Р
491	Postal	service	Р	Р	P	Р
492	Courie	rs and messengers	Р	Р	P	Р
493	Wareh	ousing and storage	Р	Р	P	Р
F. Infor	mation					
511	Publis	hing industries	Р	Р	Р	Р
512	Motion	n picture and sound recording industries	P	Р	P	P
515		casting (except Internet)	Р	Р	P	P
516		et publishing and broadcasting	P	Р	Р	Р
517	+	mmunications	P _	P _	P -	P _
	5172	Wireless communications carriers	P/C ⁷	P/C ⁷	P/C ⁷	P/C ⁷
518		et service providers, web search portals, and rocessing services	Р	Р	Р	Р
519	Other	information services	Р	Р	P	Р
52 Fina	nce and	insurance	Χ	Χ	X	Р
	5221	Branch banks (including drive-up service)	P ¹	P ¹	X	Р
524	Insura	nce carriers and related activities	Р	Χ	Χ	Р
53 Real	estate a	and rental and leasing				
531	Offices	s of real estate agents and brokers	P	Χ	X	Р
532	_	and leasing services	Р	Х	Χ	Р
	5324	Commercial and industrial machinery and equipment rental and leasing	Р	Р	Р	Х
533	Lessor	s of nonfinancial intangible assets (except	X	X	X	Р

5 4 D C-			· C 1 t	hatalaan taa				
				hnical services	P		L	
541	Profes					X	X	P
				•	Р	X	Χ	г
		54136	Geophysica services	al surveying and mapping	Р	Х	Х	Р
		54137	Surveying a geophysica	and mapping (except Il services)	Р	Х	X	P
		54138	Testing lab	oratories	Р	Х	X	P
		54194	Veterinary	services	Р	Р	X	Р
55 Mana	gemer	nt of cor	mpanies an	d enterprises				
551	Manag	ement	of compani	es and enterprises	Р	Χ	X	P
56 Admi	nistrati	ive and	support an	d waste management and	remedia	ation ser	vices	
561	Administrative and support services					Χ	Χ	P
					Р	Х	Χ	P
	5617	0 0				Х	X	Р
	5619		support ser	P	X	X	Р	
562			ement and	C ⁶	C ⁶	C ⁶	X	
61 Educ								
611	Educat	tional s	ervices		C	C	X	C
	6111	Eleme	ntary and s	econdary schools	C	C	Χ	С
	6112	_	colleges		С	C	Χ	С
	6113	Ü	es and univ		С	C	Х	С
	6114		ss schools ement trail	and computer and ning	С	С	X	Р
	6115	Techni	cal and trac	de schools	Р	Р	Р	Р
			611519	Truck driving schools	Р	Р	X	Р
	6116	Other	schools and	Instruction	С	C	Х	Р
			611692	Automobile driving schools	Р	С	Х	Р
	6117	Educat	ional suppo	ort services	С	С	Х	Р
62 Healt	h care	and so	cial assistar	ice			•	
621	Ambul	atory h	ealth care s	ervices	P	Χ	X	Р
	6215	Medica	al and diagr	ostic laboratories	Р	Х	X	Р
	6216	Home	health care	services	Р	X	X	Р
	6219	Other	ambulatory	health care services	P	X	X	Р
		62191	Ambulance	e services	Р	Р	P	P
622	Hospit	als			C	X	X	Р
623	Nursin	g and r	esidential o	are facilities	Χ	X	X	Р
	6232			l retardation, mental	X	X	X	C
622	Niconsin	_		ance abuse facilities	v	v	N/	P
623	_			are facilities l retardation, mental	X	X	X	C
	6232			ince abuse facilities	۸	^	^	C
624	Social a	assistar			X	Х	Х	Р
			ay care ser	vices	P ¹	P ¹	P ¹	P
71 Arts.			, and recre		p ¹	X	X	P
			tor sports		C	X	X	С
	7112	_		es and country clubs	X	X	X	X
			Skiing facili		X	X	X	X
			Marinas		P	X	X	X
				l recreational sports	P ¹	P ¹	P ¹	P ¹
		71399	All other ar	nusement and recreation	P ¹	Х	Х	P ¹
72 4 ====	mmed-	tions -	industries	vices	L	L		
			nd food ser	vices	v	v	v	D
		modati		ag places	X -1	X -1	X -1	P -1
722			and drinkir		P ¹	P ¹	P ¹	P ¹
	7223	Special	food servi	es	P	Р	P	Р

2 TAX LOTS - MULTI-USE

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	_		ept public administration)				
811			aintenance	P ³	P ³	P ³	P ³
8111 Auto			otive repair and maintenance	P^3	P ³	P ³	С
	8113		ercial and industrial machinery and	P^3	P^3	P^3	C
			nent (except automotive and				
812	Dorse		nic repair and maintenance) laundry services	p1	X	X	p1
812	Perso			-	-		
	-	_	Funeral homes and funeral services	X C	X	X	P
					C	C	С
	8123	<u> </u>	aning and laundry services	P ¹	X	X	P ¹
			Linen and uniform supply	P	Р	X	Р
		81291	Pet care (except veterinary) services	P ¹	X	X	P ¹
813		ous, grar r organi:	nt making, civic, professional, and zations	X	Х	Х	C
92 Publ	ic admi	inistratio	on ¹⁰	Р	Х	Х	Р
			Correctional institutions ¹⁰	С	С	Х	Х
3 Othe	rUses		ed as NAICS Codes				_
			rehicle fleets, including cardlock	Р	Р	Р	Р
acilities		0112 101 1	emere neces, merading cardiock	ľ	ľ	ľ	ľ
		perty st	orage including outdoor RV and boat	Р	х	Х	Х
torage		. , -					
3. Acces	sory u	ses					
			ducational, and other related	P ²	P ²	P ²	P ²
		d faciliti					
		r, securi	P ²	P ²	P ²	P ²	
			integral part of a permitted use	_	+_	+-	
			s waste treatment and storage	P ²	P ²	P ²	P ²
1. Othe		DJECT 10	RCW <u>70.105.210</u>)				
			10	p ²	p ²	p ²	p ²
			elated uses ¹⁰	_		<u>'</u>	_
			al uses without any increase in ccessory uses and structures normal	Р	Р	Р	Р
			ronment. Replacement of such	1			
			county approval prior to the	1			
			ting structure(s) and is subject to the				
			replacement.				
		disting co	ommercial and industrial use	P	P	P	Р
	tures	des -		_	-	-	
			r the support of construction operations, including offices for	Р	Р	P	P
		of the fa					
			frastructure	P	P	P	P
			tands two hundred (200) square feet	<u> </u>	p8	p8	P8
or le		u 100u S	tarias two nariarea (200) square feet	۲	Po	۲	Po
		ral stann	ls and markets	P ⁹	р9	р9	P ⁹
			a cooperative	X	X	X	X
				Х р11	л _р 11	X	X
			tion facilities	<u> </u>	<u> </u>	ļ.,	<u> </u>
i Ma	rijuana		sor I facilities	P ¹¹	P ¹¹	Х	P ¹¹
			U.E	1_11	p11	X	P11
	arijuana	a proces	sor II facilities	P ¹¹	Р.,	^_	Ρ.,

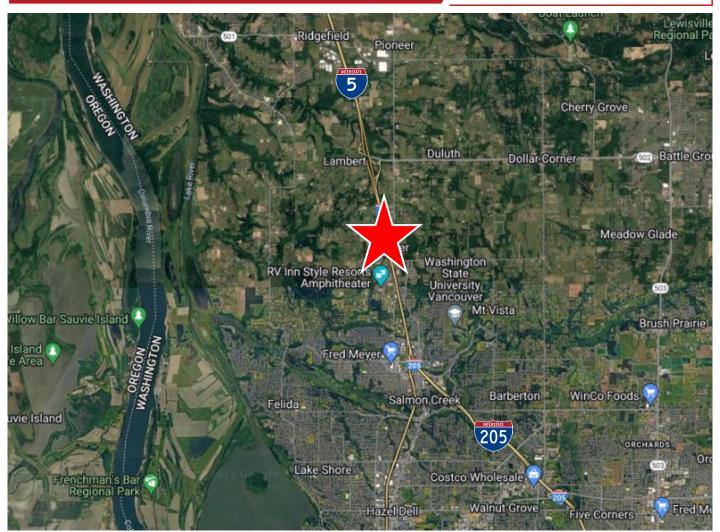
(Amended: Ord. 2013-07-08; Ord. 2014-01-08; Ord. 2014-05-07; Ord. 2014-11-02; Ord. 2016-04-03; Ord. 2016-06-12; Ord. 2018-01-09; Ord. 2019-07-01; Ord. 2019-11-05; Ord. 2019-11-16; Ord. 2020-03-08)

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2023 DEMOGRAPHICS									
	1 Mile	3 Mile	5 Mile						
Est. Population	1,764	25,019	85,039						
2028 Projected Population	1,862	26,301	90,189						
Est. Average Household Income	\$116,157	\$115,262	\$118,813						
Daytime Employment	392	8,745	18,672						