

BELMONT LOOP FLEX SPACE

1855 Belmont Loop, Woodland, WA 98674



OFFERING SUMMARY

AVAILABLE SF:	3,200 SF
LEASE RATE:	\$12.00 SF/yr (MG)
LOT SIZE:	1.17 Acres
YEAR BUILT:	2019
BUILDING SIZE:	8,400 SF
ZONING:	C2

PROPERTY OVERVIEW

Two 3,200 SF Flex Buildings available November, 2019. High quality construction, roll up doors, gated entry, abundant parking.

PROPERTY HIGHLIGHTS

- Modified Gross Leases
- Landlord Responsibilities: Water, Sewer, Building Insurance
- Tenant Responsibilities: Gas, Electric, Garbage, Property Taxes
- 3 Year Minimum Term
- Adjacent to several established businesses; Woodland Veterinarian Hospital, Chevron, Hi-Line Homes, Fairbanks Scale.
- Brand New Construction
- Building 3 Leased to CrossFit Untamed

KW COMMERCIAL
2211 E Mill Plain Blvd
Vancouver, WA 98661

TREVOR SOSKY
Managing Broker
O: 360.816.9651
C: 360.798.1413
trevor@kwcommercial.com
WA #25176

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INDUSTRIAL FOR LEASE

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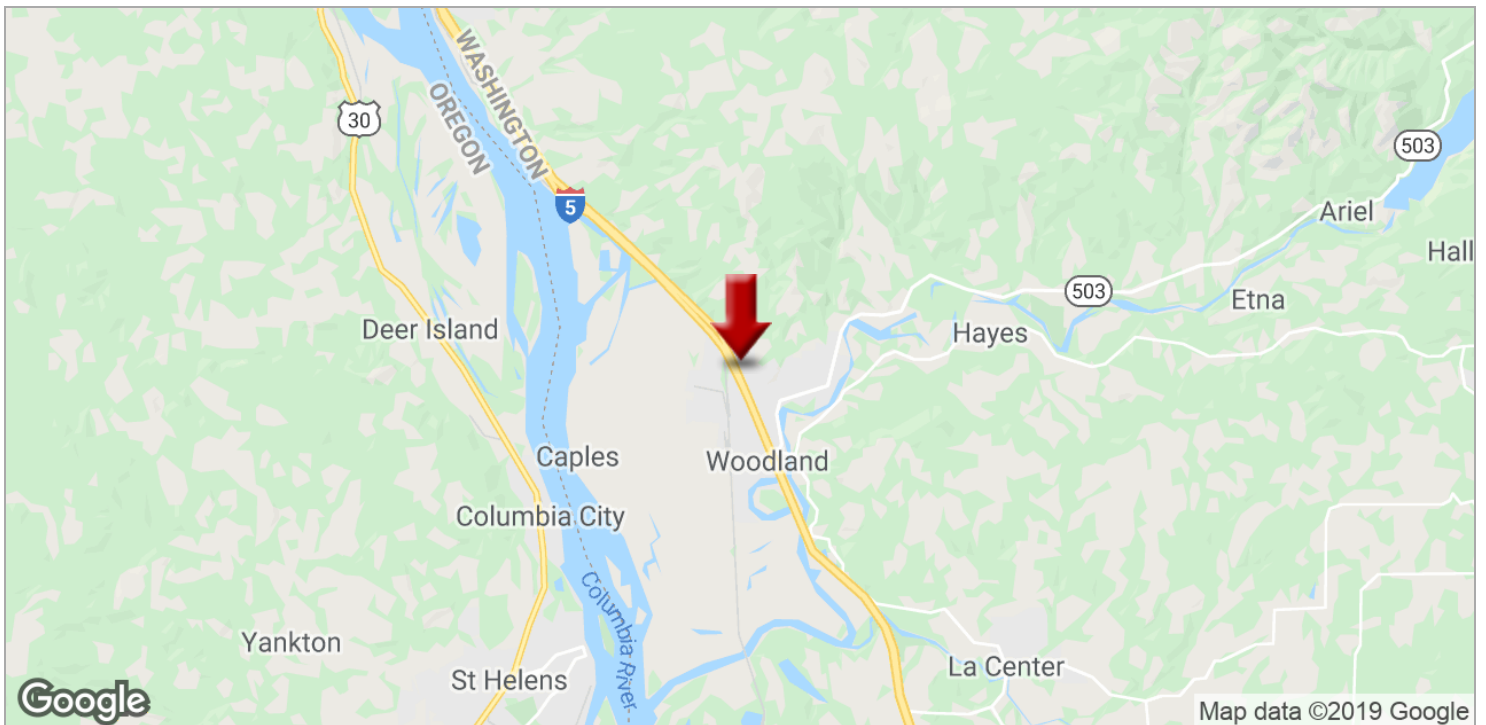
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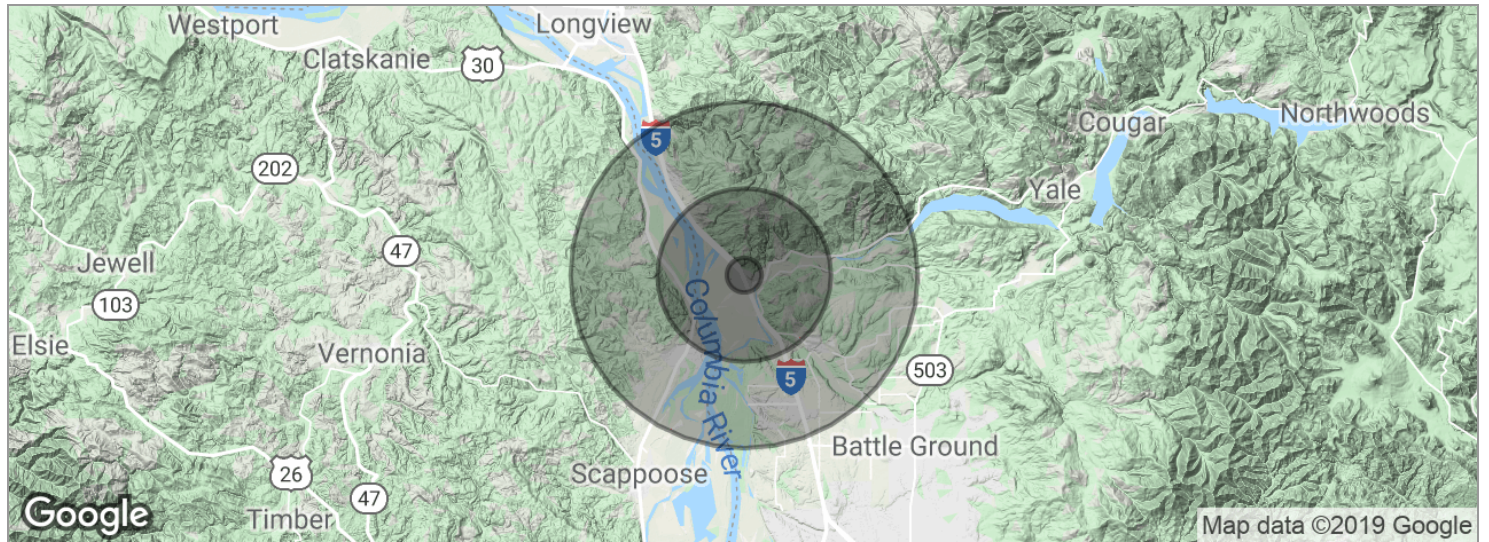
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	808	17,568	58,689
Median age	31.3	34.7	37.4
Median age (male)	30.5	34.1	37.2
Median age (Female)	31.7	35.1	37.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	259	6,103	21,657
# of persons per HH	3.1	2.9	2.7
Average HH income	\$62,168	\$63,536	\$67,179
Average house value		\$331,996	\$298,476

** Demographic data derived from 2010 US Census*

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