

FOR LEASE

Rare Mixed Use - Commercial/Industrial

532 Oregon Way | Longview, WA 98632



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

**One Space
Left!**

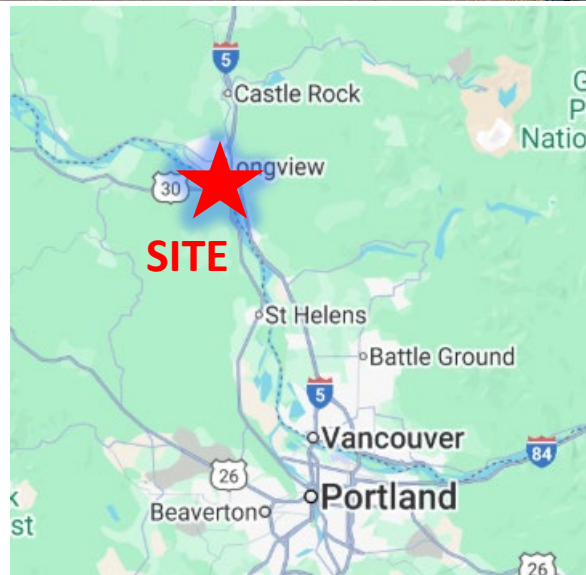


PROPERTY HIGHLIGHTS

Great opportunity with fantastic visibility!

Available:

- Space 1 – 3,500 SF
- Mixed use – commercial / industrial
- \$12/SF NNN, plus utilities
- Extra parking lot available (will be fenced, gated and secured)



FOR MORE INFORMATION:

Lance Brown | 360.597.0573
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Space 1

- 3,500 SF
- 110' roll-up door to alley with a 1,000 lbs. jib crane
- 1 restroom
- 1 private office
- 200-amp, 3-phase power
- Former retail auto parts store, has tons of shelving (can be removed)
- Clear height = 10+ feet
- Heating & AC



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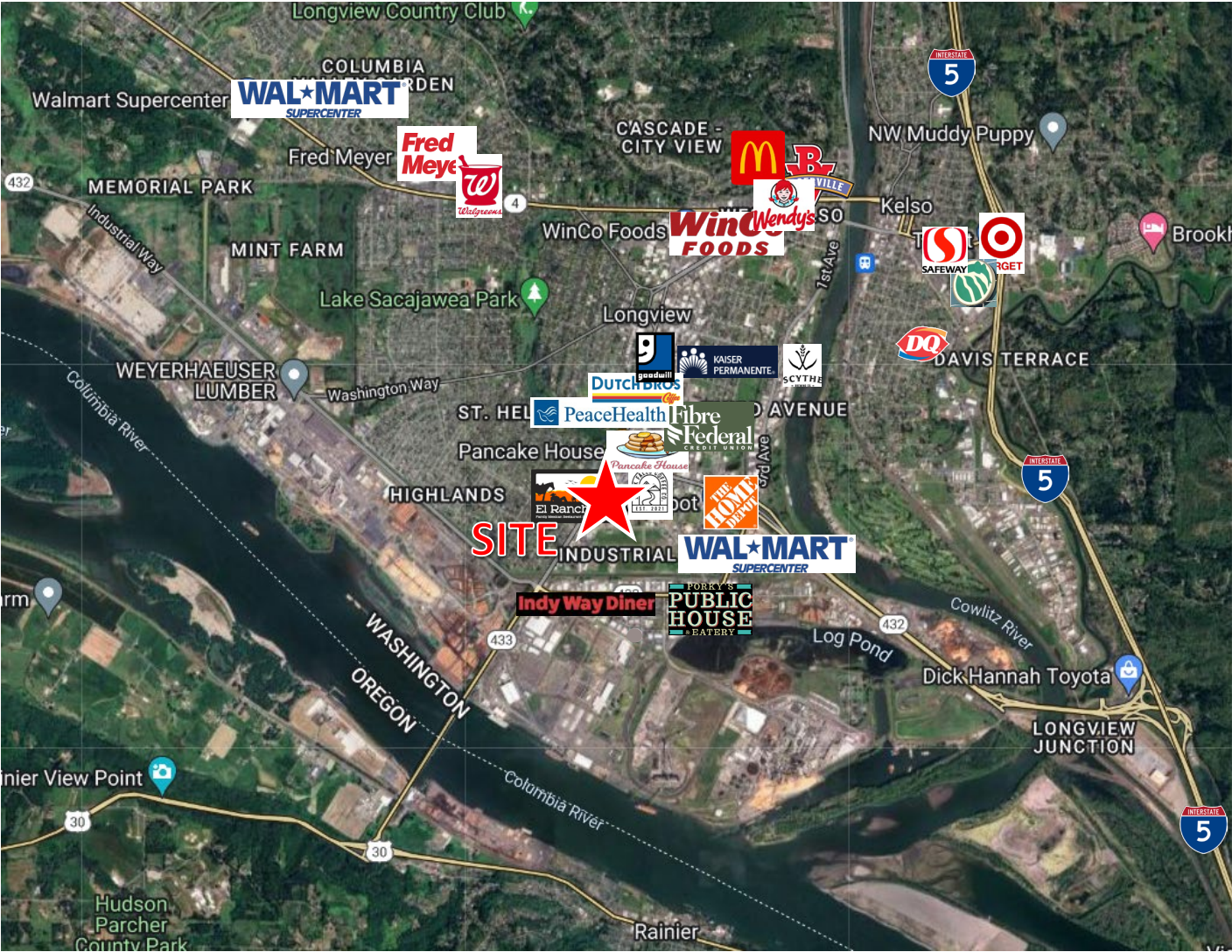
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2024 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	11,120	44,213	69,157
2029 Projected Population	11,534	45,747	71,614
Est. Average Household Income	\$62,161	\$71,539	\$79,069
Est. Total Businesses	1,586	3,658	3,941
Est. Total Employees	12,203	34,127	36,233

Average Daily Traffic

Washington 432 @ Oregon Way NW – 21,008

Industrial Way @ Oregon Way NW – 21,316

Oregon Way @ W Port Way N – 23,765

This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.