

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!

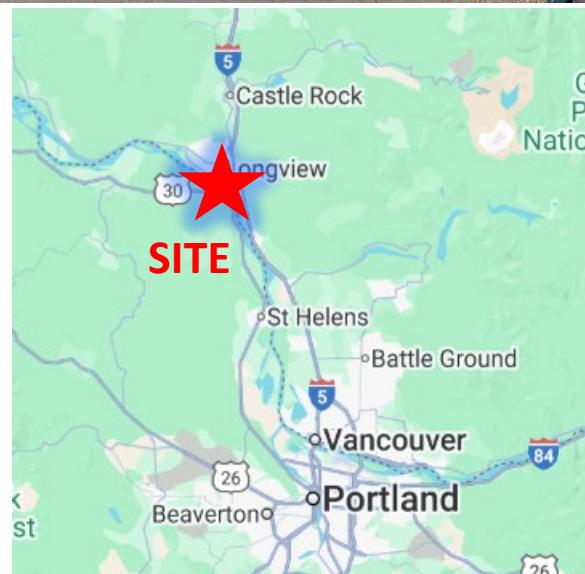


PROPERTY HIGHLIGHTS

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

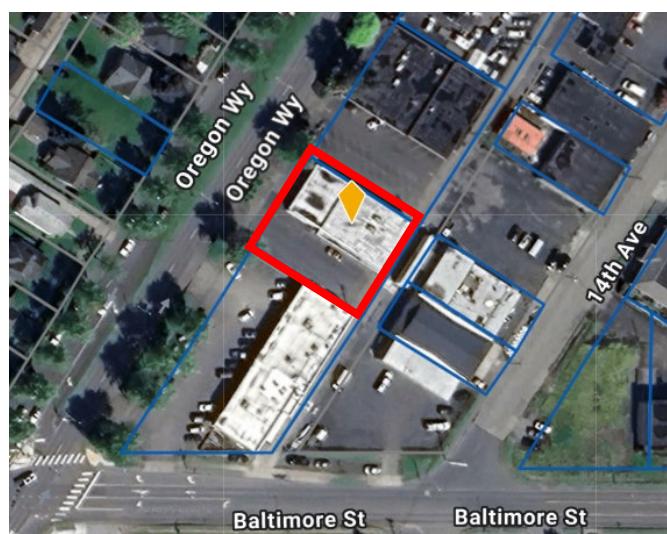


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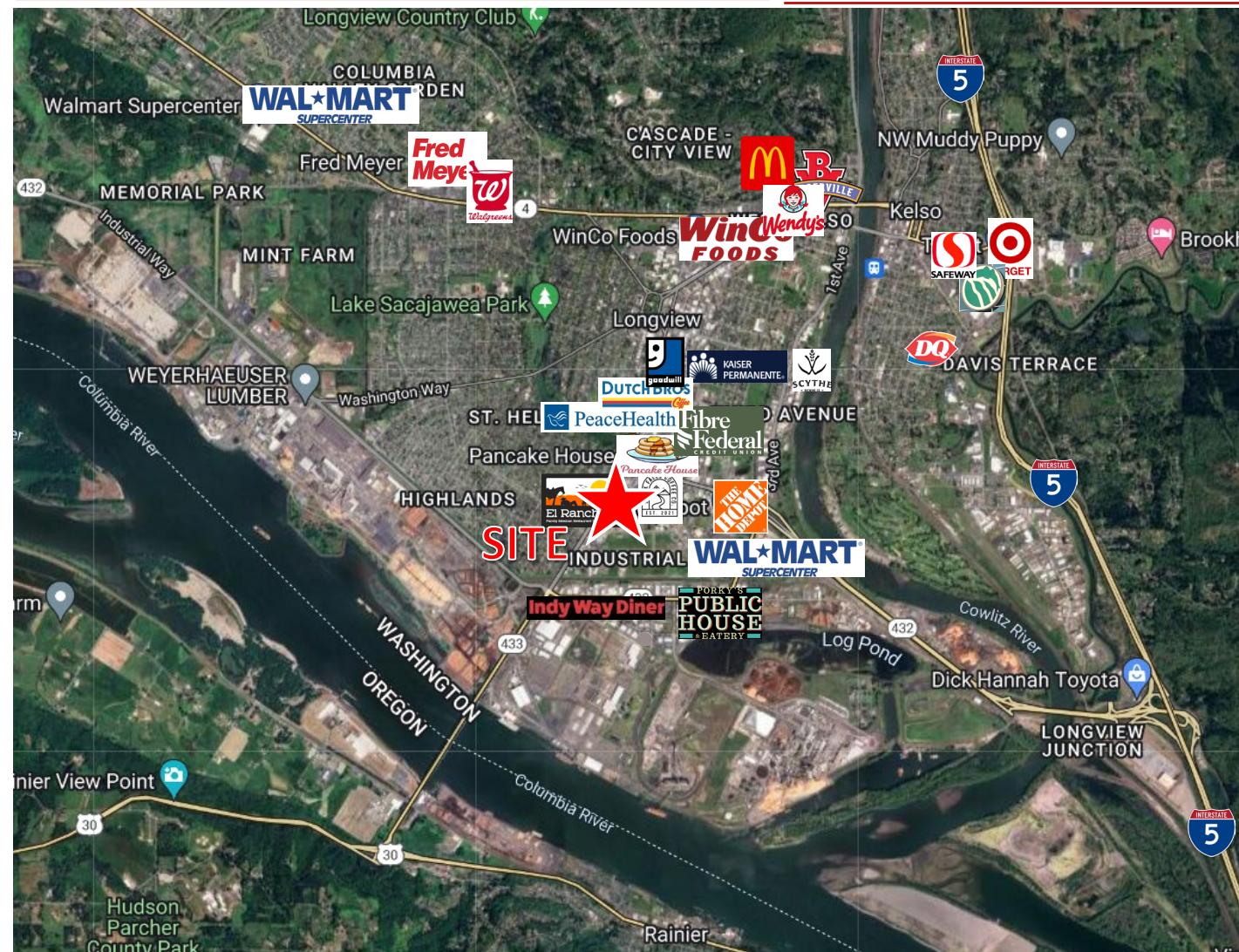
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2024 DEMOGRAPHICS

	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