



FOR LEASE



RIDGEFIELD INDUSTRIAL SUITES

Industrial Suites with Office Space

29,882 SF - 60,995 SF | \$0.79 /SF Shell and \$1.20 /SF Office

7000 S 10th St - Suites 200 & 300, Ridgefield, WA 98642

- 30 Parking Spaces (2 ADA) - (0.5/1,000 SF)
- Zoning: Industrial/Office Park, City of Ridgefield
- Dock and Grade Loading with Truck Staging
- 2 Neighboring Tenant Suites Available; Can Be Combined
- Excellent Freeway Access (I-5 and I-205)
- Cotenants include Trimaco
- Suite 200 is Available March 1, 2025 | Suite 300 is Available Immediately

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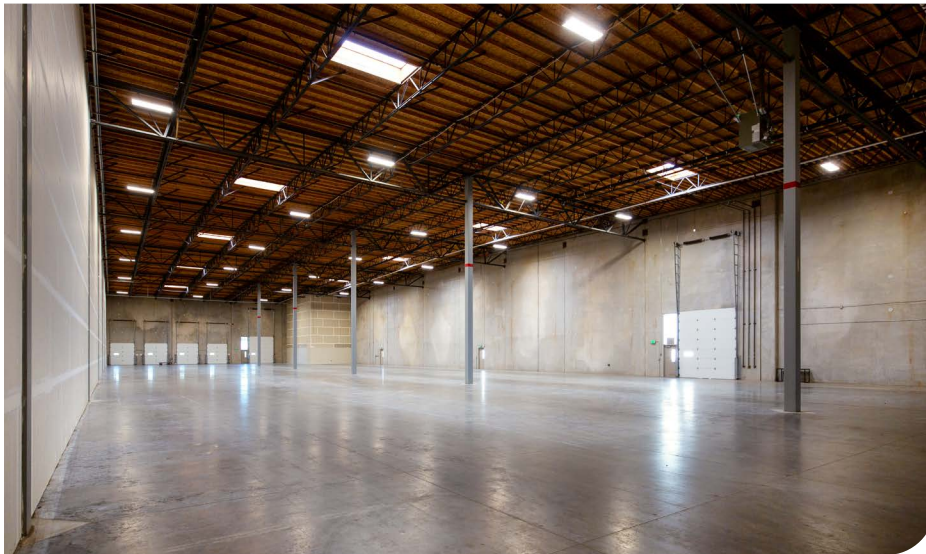
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PROPERTY SUMMARY

FOR LEASE



Location Features

- Shop Restroom
- Utility Room with Mop Sink
- Office Buildout Includes:
 - ADA Accessible
 - 1 Restroom (ADA)
- LVT Flooring
- Break Room with Kitchenette
- Motion Sensor Lighting
- 1 Private Office
- 1 Conference Room

PROPERTY DETAILS

| | |
|-------------------------|--|
| Address | 7000 S 10th St - Suites 200 & 300, Ridgefield, WA 98642 |
| Available Spaces | Suite 200: 29,882 SF Total (850 SF Office) Suite 300: 31,113 SF Total (1,246 SF Office) Combined: 60,995 SF Total (2,096 SF Office) |
| Lease Rate | \$0.79 /SF Shell and \$1.20 /SF Office |
| Estimated NNN | \$0.19 /SF |
| Use Type | Industrial |
| Clear Height | 30' |
| Column Spacing | 50'x52' 60' Bay between Last Column and Loading Doors |
| Power | 2500a / 480v 3ph |
| Lighting | Motion Sensor Lighting |
| Sprinkler Type | Wet Sprinkler System |
| Auto Parking | 30 Spaces with 2 ADA Spaces (0.5/1,000SF) |

PROPERTY DETAILS: Suite 200

| | |
|--------------------------|---|
| Available Space | 29,882 SF Total (850 SF Office) |
| Dock High Doors | 5 (10'x10') |
| Dock Equipment | 2 with in-pit Pneumatic Levelers 3 with Edge of Dock Levelers 4 with Dock Seals |
| Racking | Currently Installed and can be Included |
| Grade Level Doors | 1 Oversized (12'x14') |
| Availability | March 1, 2025* |

*Current tenant is subleasing the space and would leave early for a new tenant.

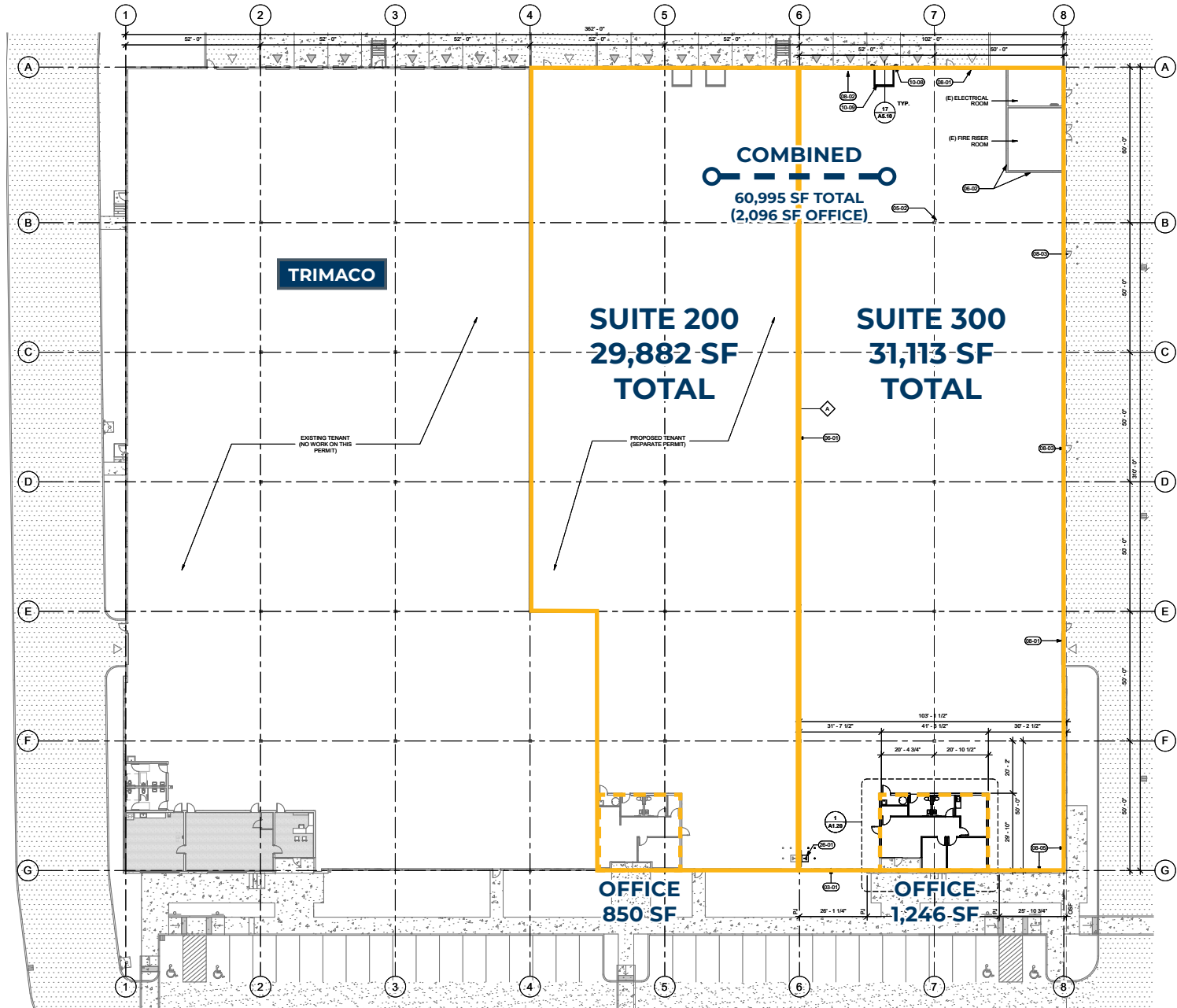
PROPERTY DETAILS: Suite 300

| | |
|--------------------------|---|
| Available Spaces | 31,113 SF Total (1,246 SF Office) |
| Dock High Doors | 4 (10'x10') |
| Dock Equipment | 2 with in-pit Pneumatic Levelers and Dock Seals 2 with Edge of Dock Levelers |
| Grade Level Doors | 2 Oversized (12'x14') |
| Availability | Immediately |



FLOOR PLAN

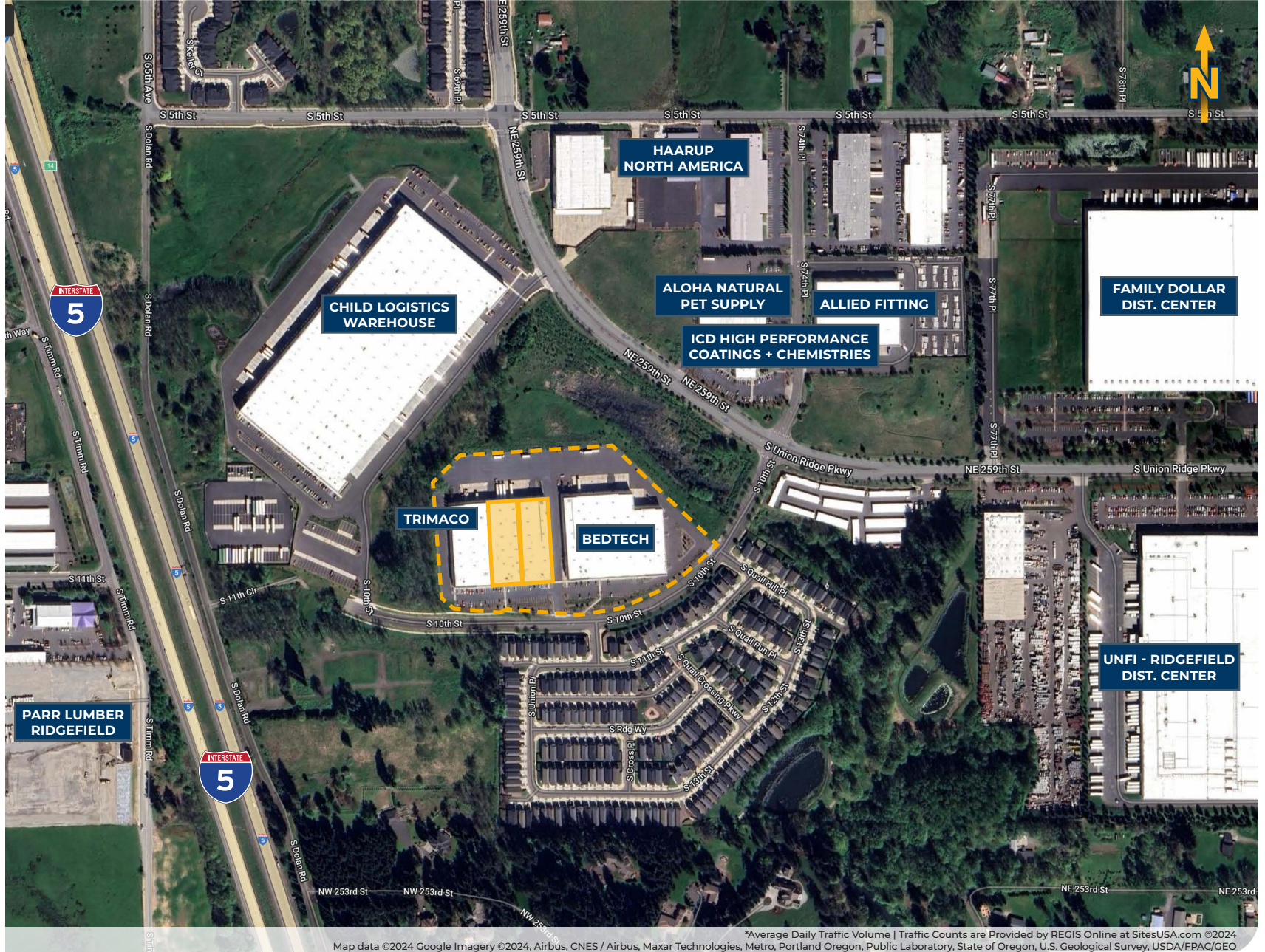
FLOOR PLAN





SITE AERIAL

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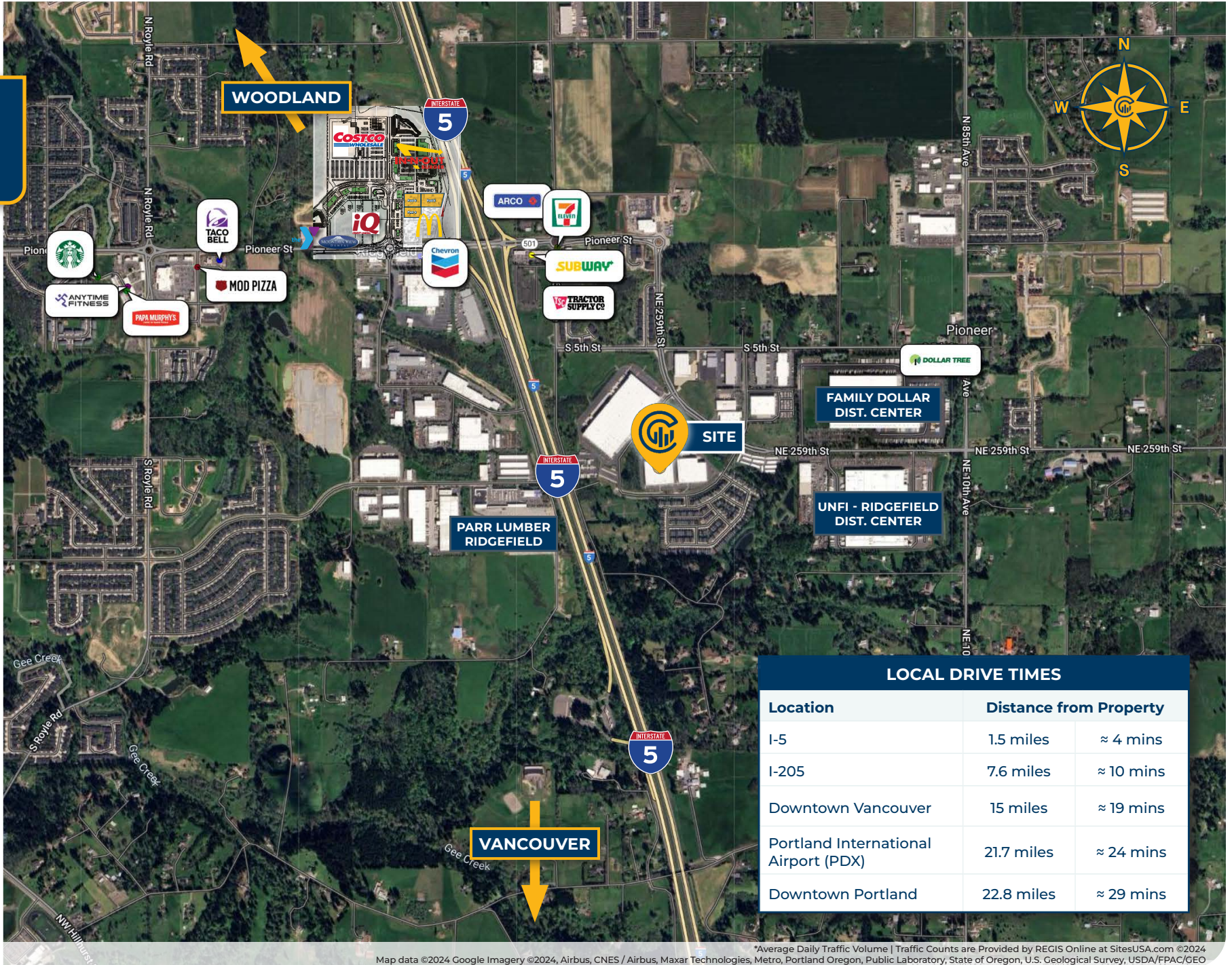


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*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024



LOCAL AERIAL MAP

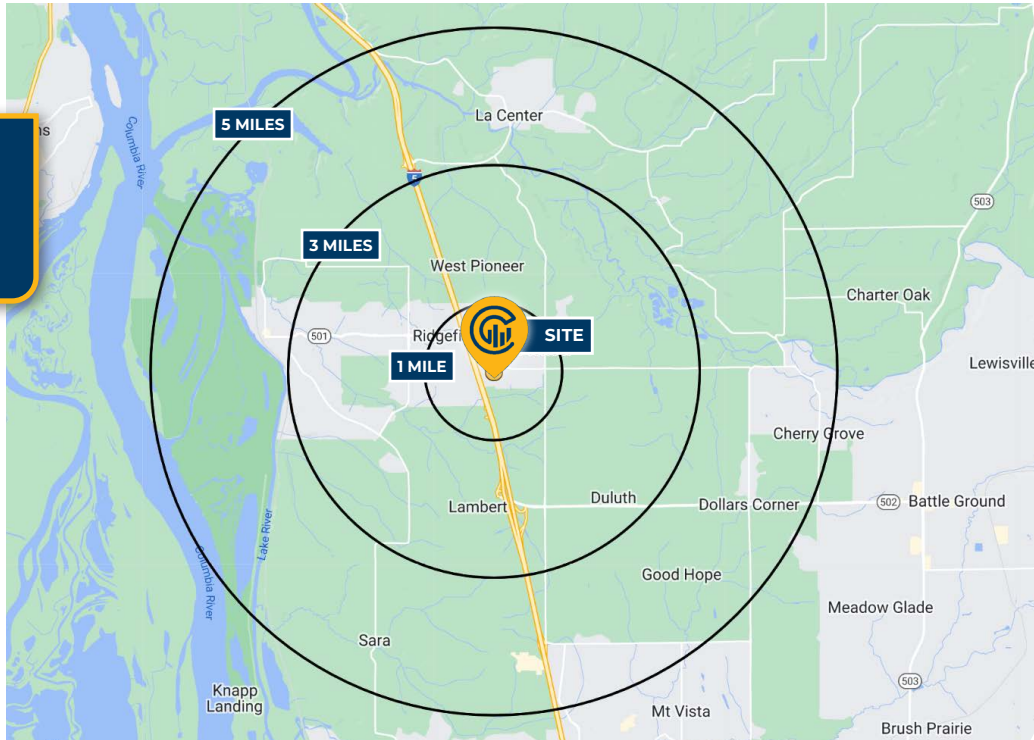


| LOCAL DRIVE TIMES | | |
|--------------------------------------|------------------------|-----------|
| Location | Distance from Property | |
| I-5 | 1.5 miles | ≈ 4 mins |
| I-205 | 7.6 miles | ≈ 10 mins |
| Downtown Vancouver | 15 miles | ≈ 19 mins |
| Portland International Airport (PDX) | 21.7 miles | ≈ 24 mins |
| Downtown Portland | 22.8 miles | ≈ 29 mins |

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DEMOGRAPHICS



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AREA DEMOGRAPHICS

| Population | 1 Mile | 3 Mile | 5 Mile |
|---------------------------------------|-----------|-----------|-----------|
| 2024 Estimated Population | 952 | 15,102 | 32,321 |
| 2029 Projected Population | 1,058 | 16,861 | 34,677 |
| 2020 Census Population | 774 | 13,378 | 29,856 |
| 2010 Census Population | 490 | 7,652 | 21,747 |
| Projected Annual Growth 2024 to 2029 | 2.2% | 2.3% | 1.5% |
| Historical Annual Growth 2010 to 2024 | 6.7% | 7.0% | 3.5% |
| Households & Income | | | |
| 2024 Estimated Households | 337 | 5,228 | 11,577 |
| 2024 Est. Average HH Income | \$200,604 | \$167,954 | \$161,614 |
| 2024 Est. Median HH Income | \$147,717 | \$120,529 | \$116,248 |
| 2024 Est. Per Capita Income | \$71,292 | \$58,178 | \$57,945 |
| Businesses | | | |
| 2024 Est. Total Businesses | 199 | 497 | 1,011 |
| 2024 Est. Total Employees | 1,745 | 3,300 | 7,312 |

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RS1

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RIDGEFIELD INDUSTRIAL SUITE

Brokers Have Ownership Interest in this Property