

FOR SALE

4.24 ACRES ZONED HEAVY INDUSTRIAL

3600 Crocker Ave | Longview, WA 98632

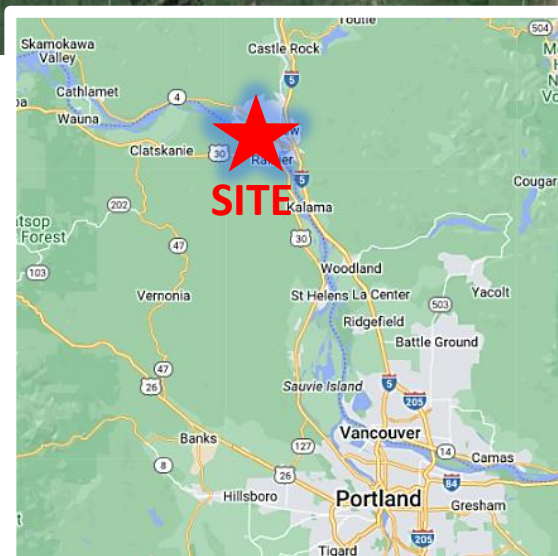


900 Washington St, Suite 850, Vancouver, WA
360.750.5595 | www.fg-cre.com



PROPERTY HIGHLIGHTS

- 4.24 acres
- Zoned Heavy Industrial (HI)
- Within Longview's Mint Farm Industrial Park
- 40 minutes to Vancouver; 49 minutes to Portland via I-5 S
- Sale price: \$923,472



FOR MORE INFORMATION:

Lance Brown

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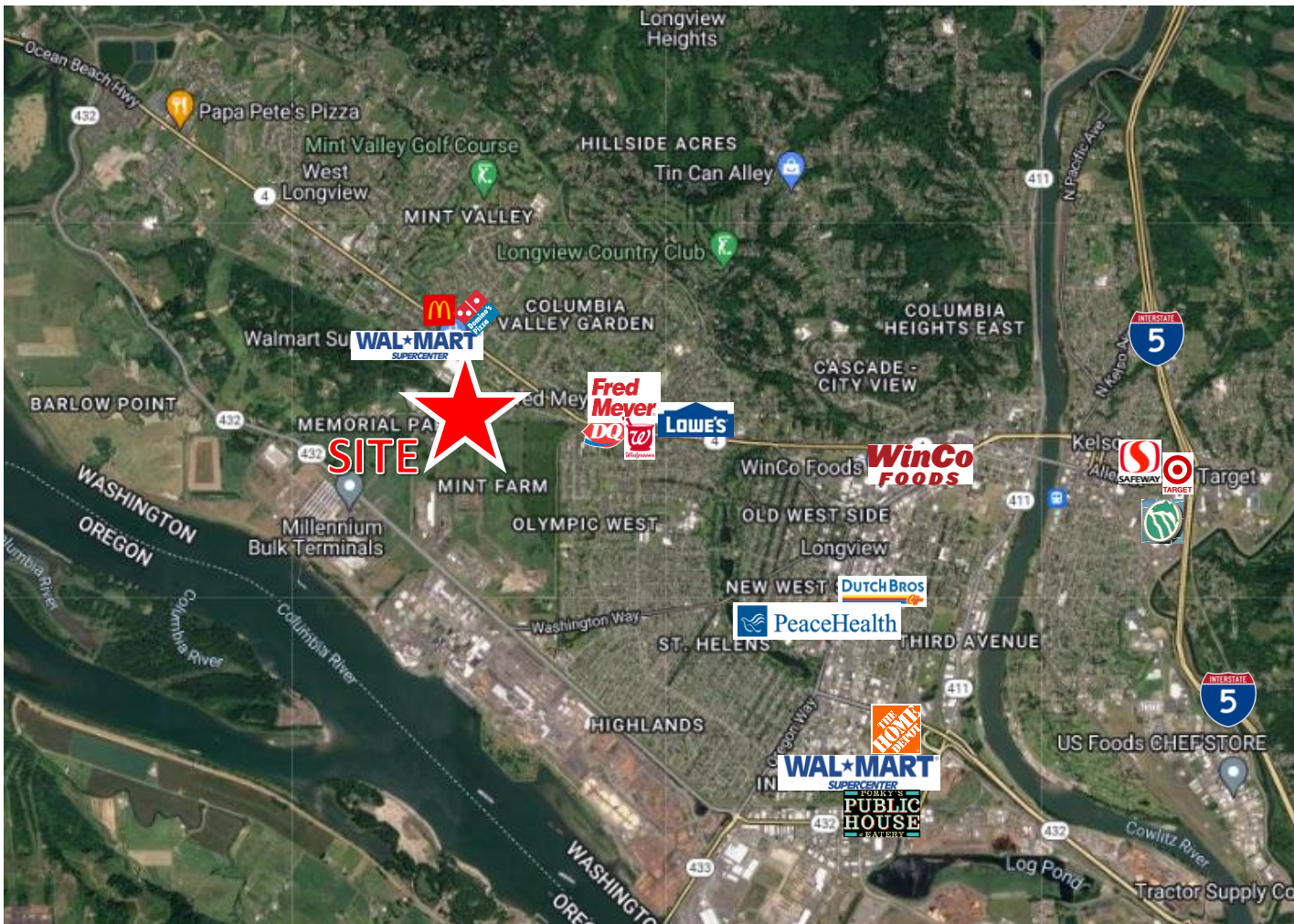
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2022 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	7,832	43,408	71,493
2027 Projected Population	8,537	47,652	77,636
Est. Average Household Income	\$62,682	\$64,364	\$65,900
Est. Daytime Employment	1,028	17,560	34,897

Average Daily Traffic

- Ocean Beach Hwy @ 37th Ave SE – 17,702
- Ocean Beach Hwy @ NW Nichols Blvd E – 22,763
- Ocean Beach Hwy @ Olive Way SE – 19,905

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.