

FOR SALE

4.69 AC INDUSTRIAL

16102 NE 10th Ave Ridgefield, WA 98642



Offered at
\$850,000

Kelly D. Shea

2016 Top Producer

Kelly@CBCIndustrialProperties.com

360.823.5110 Direct / 360.921.3710 Cell

See Kelly's Listings >



JENKINS & ASSOCIATES



300 W 15th St., Ste 201
Vancouver, WA 98660

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Property Highlights



- 4.69 AC
- Zoned Light Industrial
- House/ Office- 3,648 SF, 2 Story w/ Finished Basement, Nicely Restored 1910, 6 Bed/ 3 Bath
- Metal Building 1,200 SF
- Detached Garage 850 SF
- Septic On-Site/ with Sewer at Street
- Public Water at Street
- On C-Tran System
- New Road/ Bridge to be Finished Fall 2018
- Access from I-5 Exit 9 (Fairgrounds @ 179th St) to NE 10th Ave



10th Ave Bridge Project



Project specifics

Cascade Bridge, LLC will widen Northeast 10th Avenue along the west side of Interstate 5 and build a 450-foot long bridge over Whipple Creek.

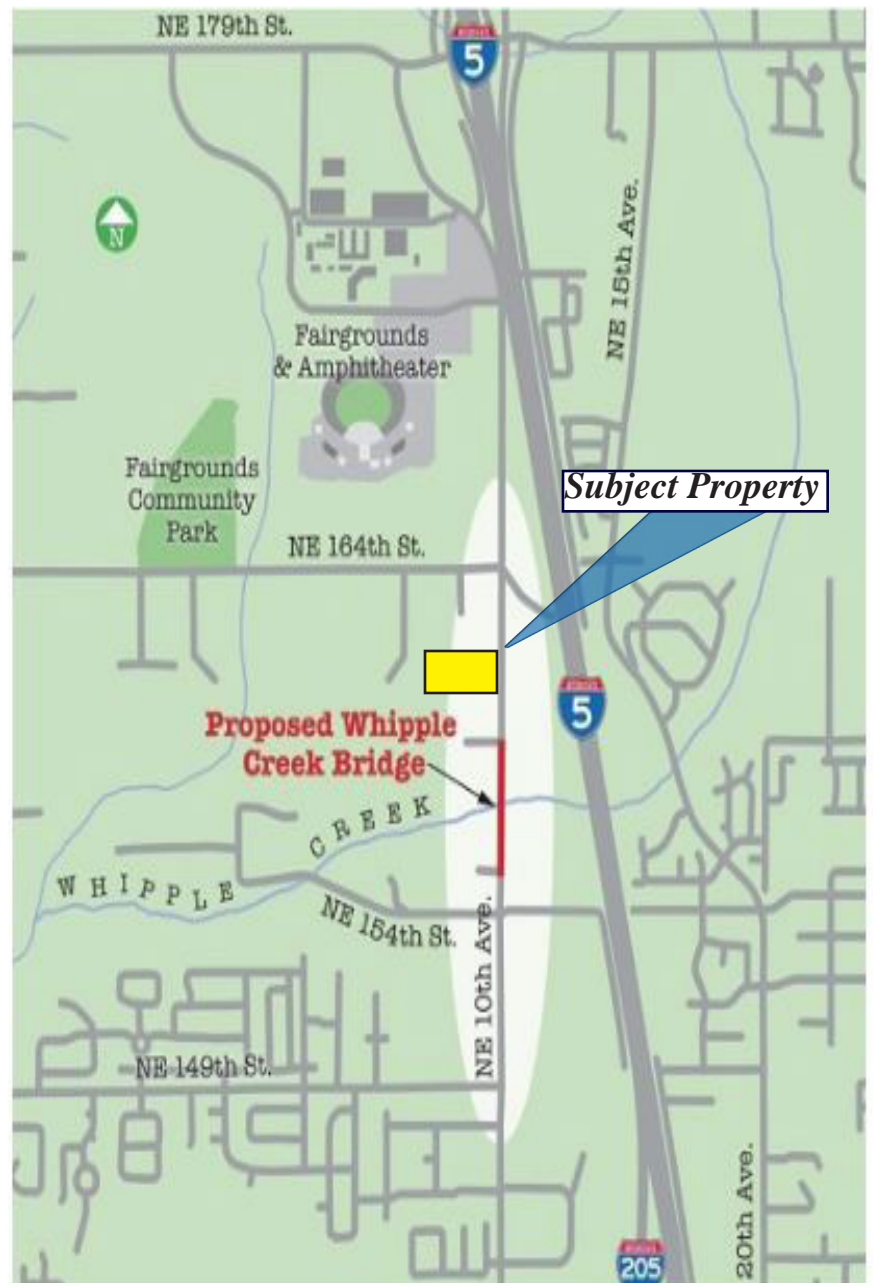
The two-lane steel and concrete bridge will span the gap that currently exists on Northeast 10th Avenue because of Whipple Creek. The bridge will be nearly 48 feet above Whipple Creek and will be built to last for 75 to 100 years.

Existing portions of Northeast 10th Avenue in this area are between 10 and 20 feet wide, with little or no shoulders.

The project will build one travel lane in each direction, along with bicycle lanes, sidewalks and facilities to collect and treat polluted storm runoff. Water and sanitary sewer lines will be constructed as part of the project.

Northeast 10th Avenue's intersections with Northeast 154th Street and Northeast 164th Street will have conventional two-way stop signs, with Northeast 10th Avenue as the through street.

Construction on a related project, improving Northeast 10th Avenue between Northeast 149th Street and Northeast 154th Street (County Road Project 323322), is scheduled to begin in 2020.



Bridge Details



Purpose and need

Northeast 10th Avenue bridge and roadway improvements will:

- Improve traffic circulation by closing a gap in the existing transportation grid system, upgrading a roadway that does not meet current county road standards and improving access to recreational facilities.
- Enhance public health and safety by providing an alternate route for emergency responders, constructing safe bicycle and pedestrian facilities and creating a secondary access to the Clark County Fairgrounds.
- Support existing land uses and zoning, including providing an opportunity to extend utility lines across Whipple Creek, improving access to existing commercial and industrial properties and supporting Clark County's 20-year comprehensive plan.

NE 10TH AVENUE



Construction on Northeast 10th

Construction details

Construction is expected to begin in mid-May 2017 and is scheduled to wrap up in fall 2018. There will be two to four months with little construction activity during the winter of 2017-2018 to allow time for newly graded and built-up soil, often called fill, to settle.

Northeast 10th Avenue will be closed to most traffic between Northeast 154th Street and Northeast 164th Street,

on both sides of the Whipple Creek canyon. Local access will be maintained for residents, emergency vehicles and deliveries, although there may be occasional delays.

Adjacent residents will experience some rough road conditions, potential travel delays, noise, dust and vibration, all of which will be minimized as much as possible.



Sketch of the future Northeast 10th Avenue bridge over Whipple Creek.

Area Demographics



Demographics Report

Clark County

Subject Parcel

Site Address: 16102 NE 10th Ave Ridgefield WA 98642

Parcel ID: 182189000

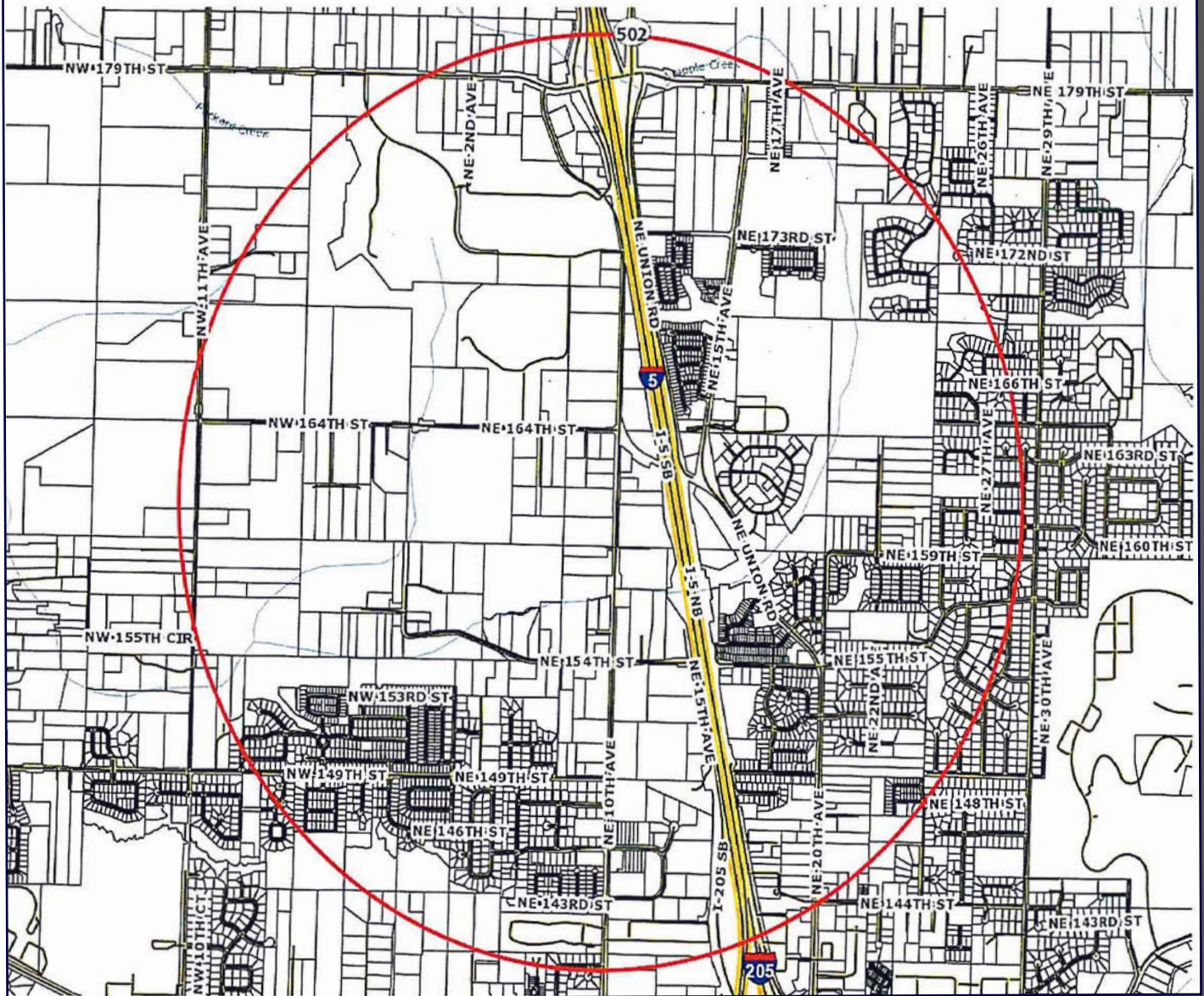
Report Details

Query Distance From Parcel:

1 miles

Census Blocks In Query:

96

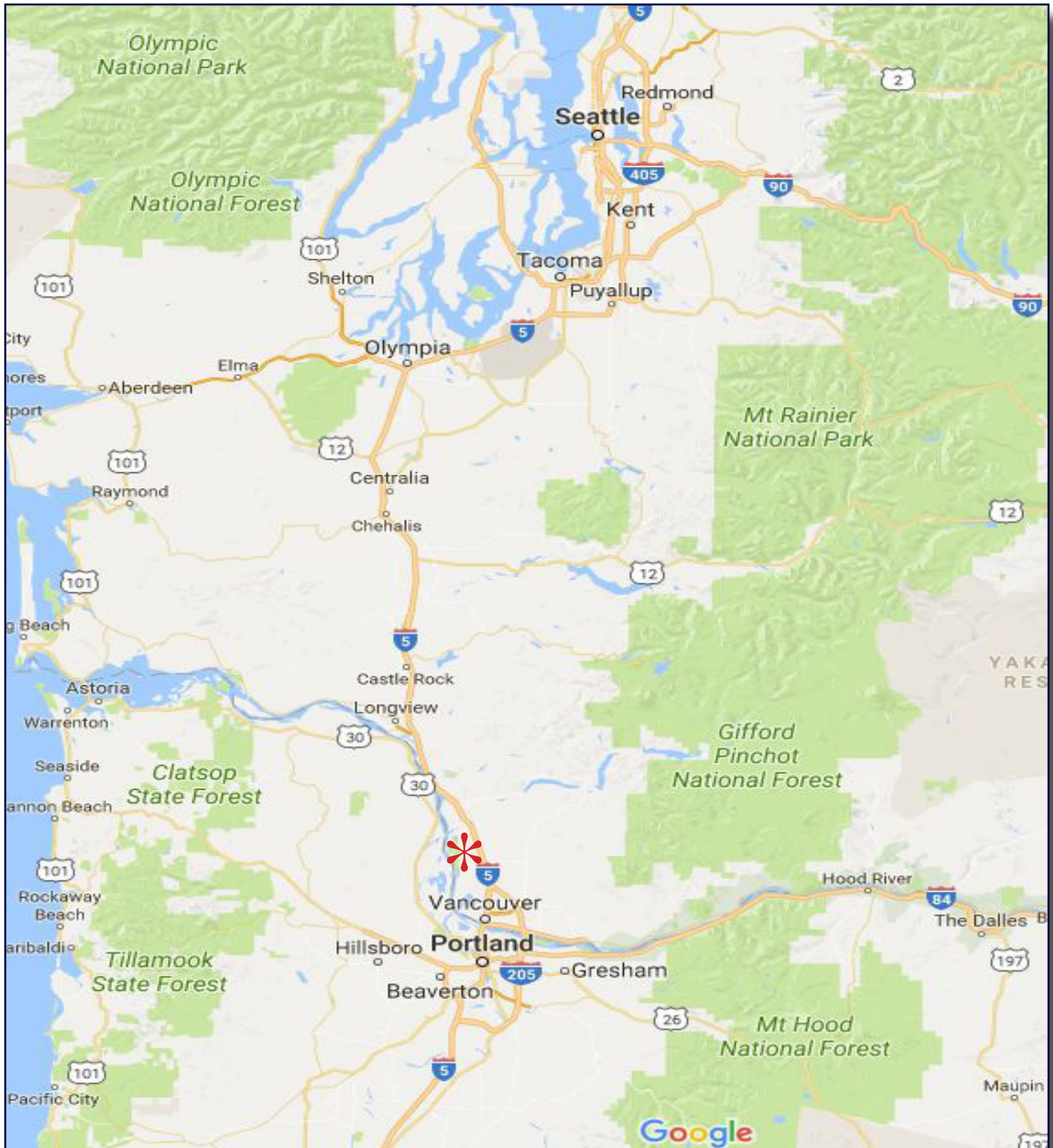


1 Mile Radius:

Population 9,014

Total Households 2,467

Regional Hwys Map



Vancouver 9 Miles ~ Olympia 96 Miles ~ Seattle 156 Miles
15 Minutes to Portland Int Airport