

For Sale or Lease

Union Ridge Commons

400 S 74th Place
Ridgefield, WA 98642

Units 103-A & 103-B

Near I-5 Exit 14 in Ridgefield

20 minutes from Portland International Airport (PDX)

9,800 SF total space

3,800 SF ground floor warehouse

3,000 SF ground floor office

3,000 SF 2nd floor office with separate entries (#103-B) & kitchen

24' clear height

2 dock high doors

1 grade level door

Recent concrete tilt construction

In Ridgefield's Union Ridge Industrial Development

Landlord: Port of Ridgefield

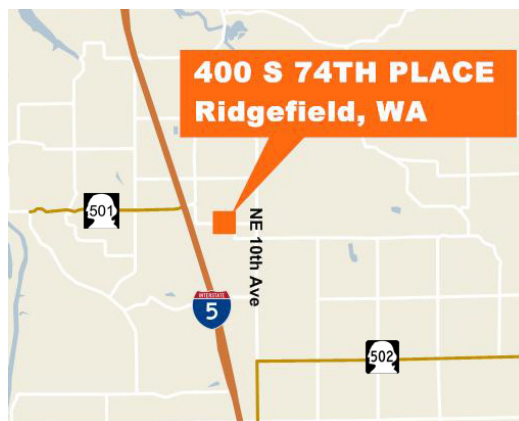
5-year lease term offered

Lease: \$.40/.85/SF/month, NNN

9,800 SF condo offered For Sale at \$1,100,000



Location



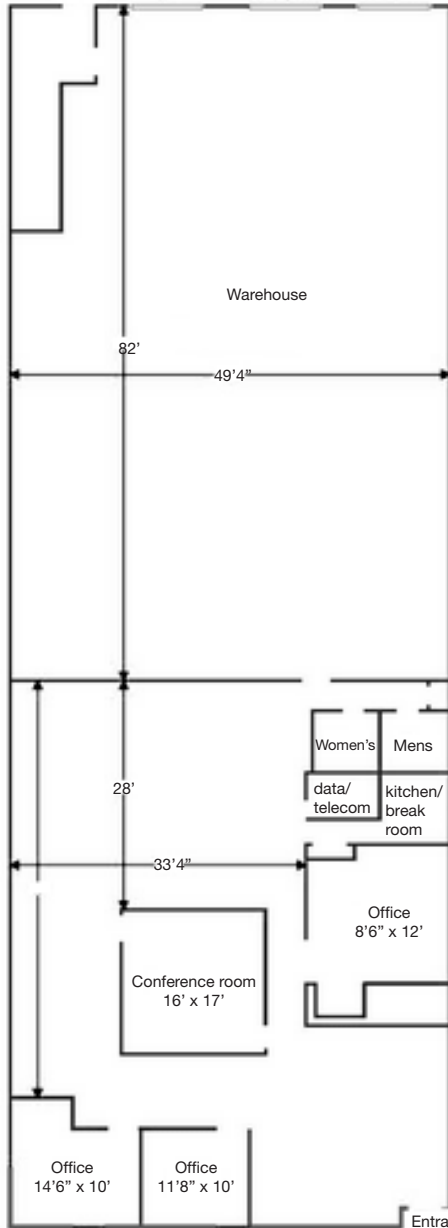
Contact

Scott Fraser, CCIM, SIOR
Kidder Mathews
503.221.2268
sfraser@kiddermathews.com

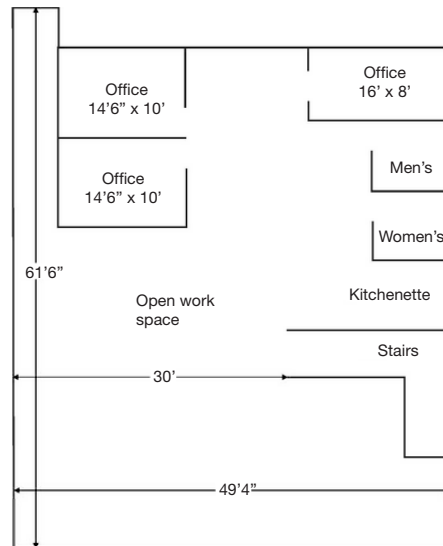
Floor Plans

Suite 103 A - Main Floor

Back door At-grade rollup door 2 Dock-high doors



Suite 103 B - 2nd Floor



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