

# FOR SALE | .55 AC COMMERCIAL

**\$250,000**

**WAL\*MART**

EVgo Charging Stat.



Exit 22



Pacific Busi. Park



Future Self-Storage



**Approved/Accepted for  
6,480 SF Building**

**SUBJECT  
SITE**

1858 BELMONT LOOP | WOODLAND, WA 98674

**Kelly Shea** 2017 Top Producer  
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**MAJ COMMERCIAL  
REAL ESTATE**

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

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## PROPERTY INFORMATION



- *.55 AC Parcel*
- *On I-5 at Exit 22 Woodland*
- *Located on Belmont Loop at Franklin Street*
- *Within Woodland City Limits*
- *Zoned Commercial C-2*
- *All Public Utilities Available at Street*
- *Proposed 6,480 SF Building Plans, Approved & Accepted*
- *Two Story Building; 5,160 SF Ground Floor w/ 1,320 SF  
Offices on Upper Level and Proposed Paved Parking*
- *Area of Growth, with Established Businesses in Place*
- *Easy Access & Visibility*
- *Many Business Options with Current C-2 Zoning*

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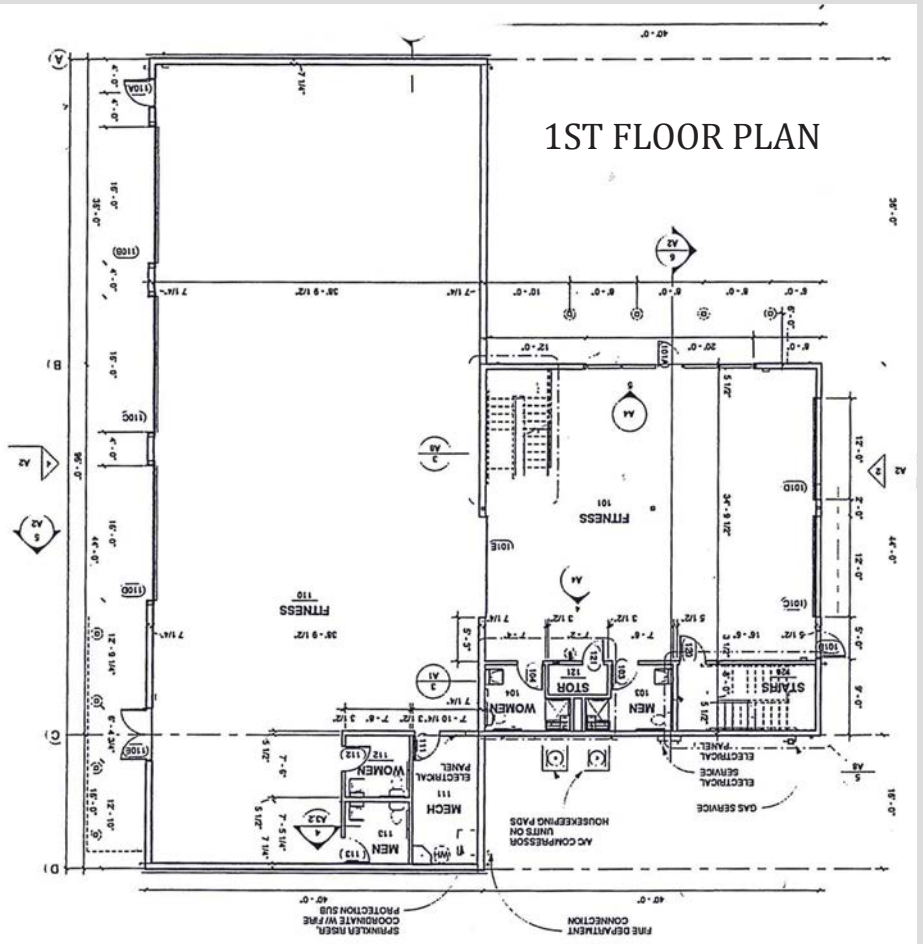
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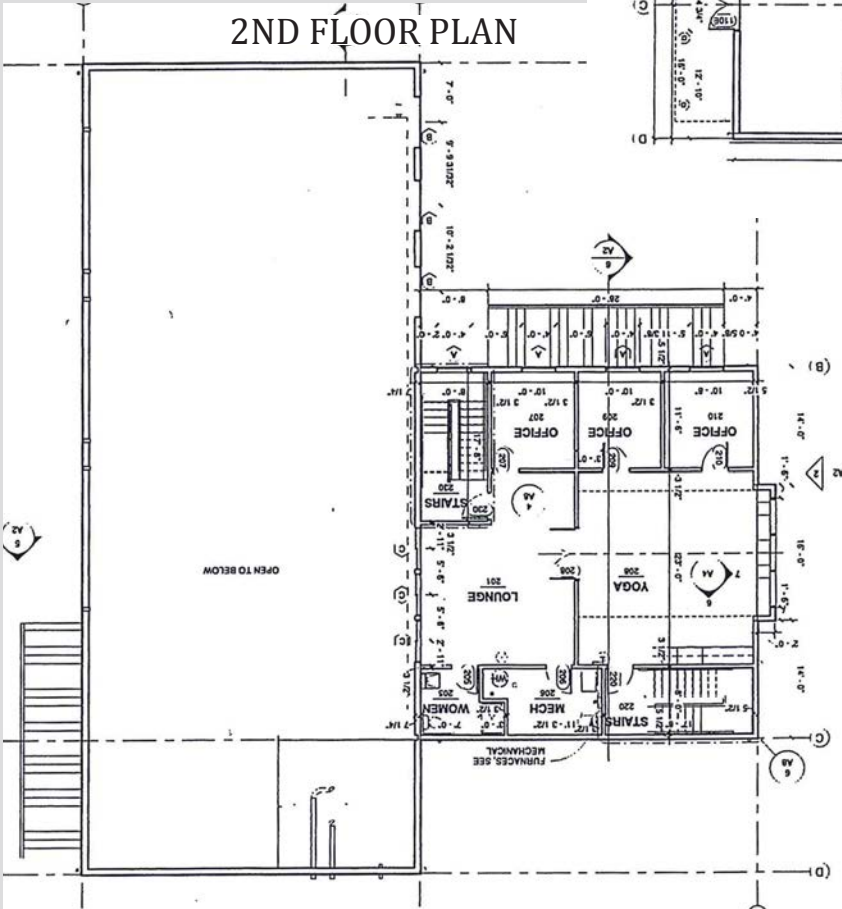
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# PROPOSED FLOOR PLAN



# 2ND FLOOR PLAN



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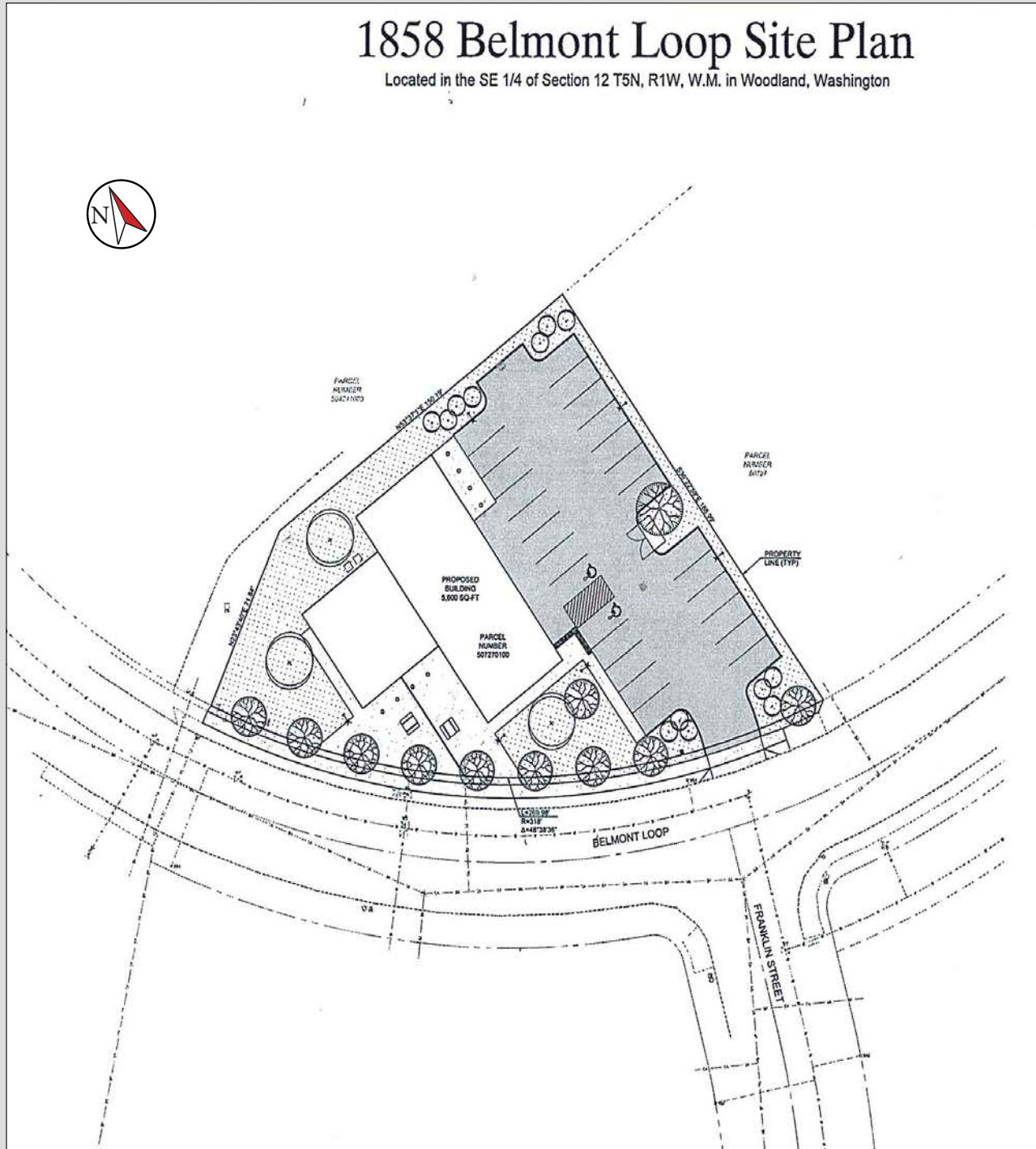
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# SITE PLAN

## 1858 Belmont Loop Site Plan

Located in the SE 1/4 of Section 12 T5N, R1W, W.M. in Woodland, Washington



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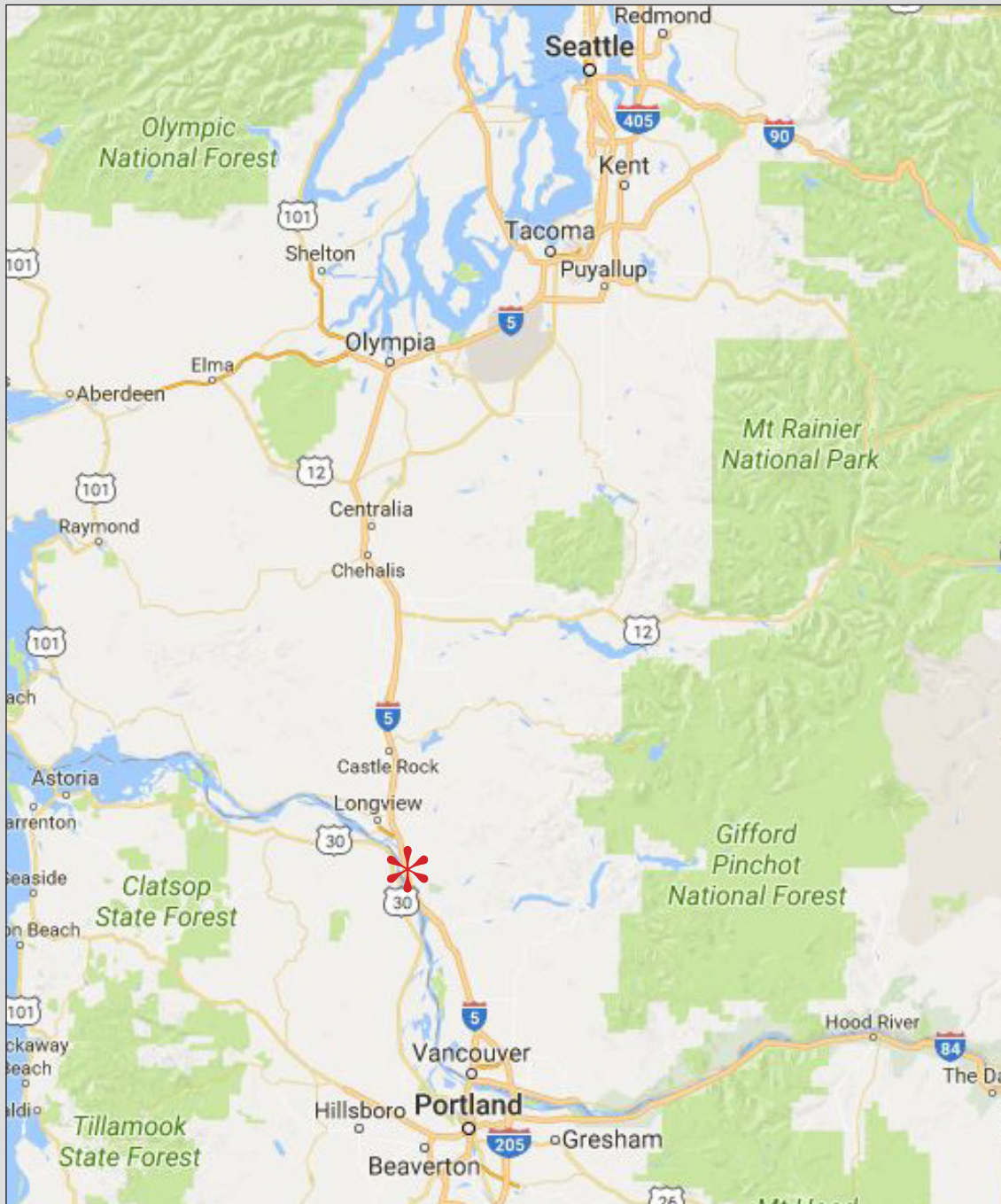


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## REGIONAL HWYS MAP



Vancouver 21 Miles ~ Olympia 85 Miles ~ Seattle 145 Miles  
30 Minutes to Portland Int Airport

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