

FOR SALE

3.6 ACRE INDUSTRIAL LAND SITE

1400 Prudential Blvd | Longview, WA 98632

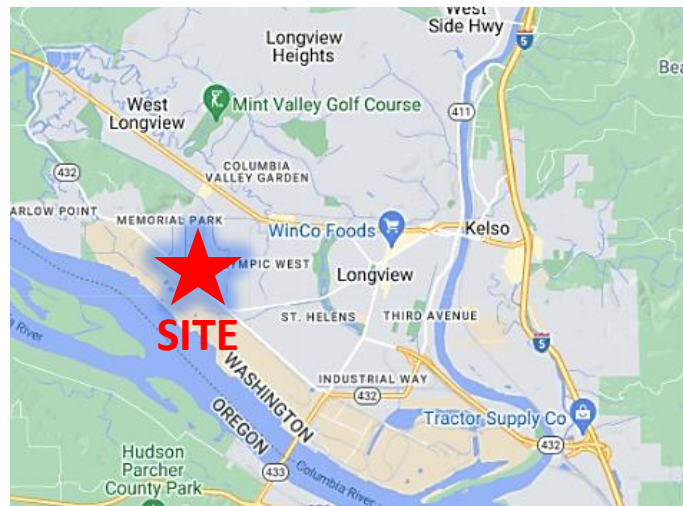


900 Washington St, Suite 850, Vancouver, WA
360.750.5595 | www.fg-cre.com



PROPERTY HIGHLIGHTS

- 3.6 acres
- Located in Longview's Mint Farm Industrial Park
- Zoned HI – City of Longview
- Level corner lot
- Asking price: \$785,000 (\$5.00/SF)



FOR MORE INFORMATION:

Garret Harper, SIOR, CCIM
360.597.0572 | gharper@fg-cre.com

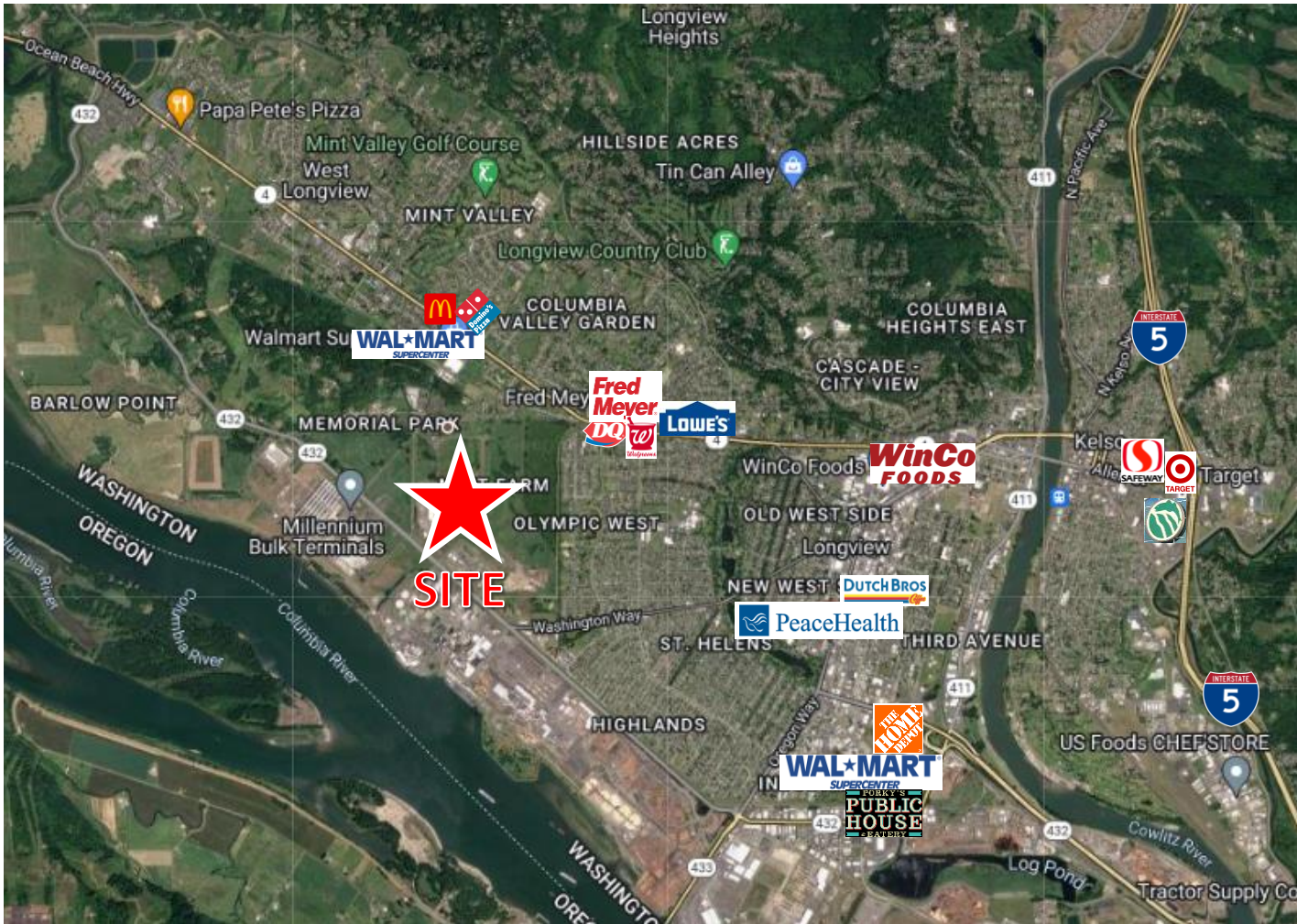
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2022 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	4,651	43,567	71,342
2027 Projected Population	5,083	47,389	77,401
Est. Average Household Income	\$53,273	\$62,366	\$65,704
Est. Total Businesses	78	2,514	3,539
Est. Total Employees	618	22,311	35,141

Average Daily Traffic

Industrial Way @ Washington Way NW – 10,959

Ocean Beach Hwy @ Olive Way SE – 19,905

Ocean Beach Hwy @ 46th Ave NW – 20,000