



MULTI-TENANT INDUSTRIAL

INVESTMENT OPPORTUNITY



902 INDUSTRIAL WAY LONGVIEW, WA 98632

902 Industrial Way is a 21,920± SF multi-tenant industrial warehouse situated on approximately 1.29 acres in Longview, Washington. The property features a flexible four-suite configuration, 18' clear height, four grade-level overhead doors, and approximately 35 on-site parking spaces.

Two front suites are currently leased, providing existing rental income, while additional space—including approximately 9,920 SF currently occupied by the seller—offers future leasing and income-growth potential. The seller may retain the right to lease Suite 103 through March 19, 2027, with terms to be mutually agreed upon.

Ideally located along Industrial Way, approximately 3 miles from I-5 and near the Port of Longview, this Light Industrial (LI-B) property offers excellent visibility, accessibility, and flexibility for investors or future owner-users.

PROOF OF FUNDS: POF's must accompany all offers! POF's must be liquid capital immediately available for a cash purchase or a minimum 30% down payment for a loan.

LISTING PRICE:
\$2,400,000

LISTING COURTESY OF:

SABRINA ELLIS | (360)430-1547 | samellis@rodmanrealty.com



- Current gross rental income of \$8,555 per month
- Minimal office build-out with restroom facilities within tenant spaces
- Established industrial corridor with proximity to major transportation infrastructure



INVESTMENT HIGHLIGHTS

- 21,920± SF multi-tenant industrial warehouse
- Situated on approximately 1.29± acres
- Flexible four-suite configuration
- Existing rental income from two currently leased suites
- Opportunity for additional leasing and future income growth
- Approximately 9,920± SF currently occupied by seller with potential lease-back opportunity
- Light Industrial (LI-B) zoning
- 18' clear height and four grade-level overhead doors
- Approximately 35 on-site parking spaces
- High-visibility Industrial Way location, approximately 3 miles from I-5 and near the Port of Longview

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