



WAREHOUSE FOR SALE

1351 Alabama St.
Longview WA 98632

\$1,199,000



Chris Roewe
Owner/ Broker
C. 360.556.5101
chris@woodfordcre.com

Lindsay Johnson
Licensed Assistant
360.501.5500
lindsay@woodfordcre.com

www.woodfordcre.com



PROPERTY FEATURES

SALE PRICE \$1,199,000

TOTAL BUILDING SF 5,216 SF +/-

WAREHOUSE Warehouse: 4,016 SF +/-
Warehouse: 1,200 SF +/-

LAND SF 5.16 Acres
224,770 SF

GRADE DOORS Warehouse: 3 Grade Doors
Warehouse: 2 Grade Doors

POWER Standard

PARCELS 08471

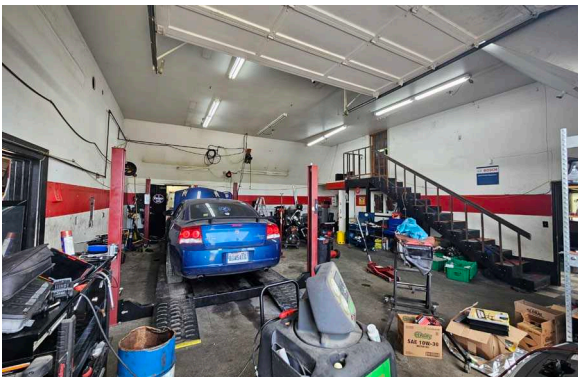
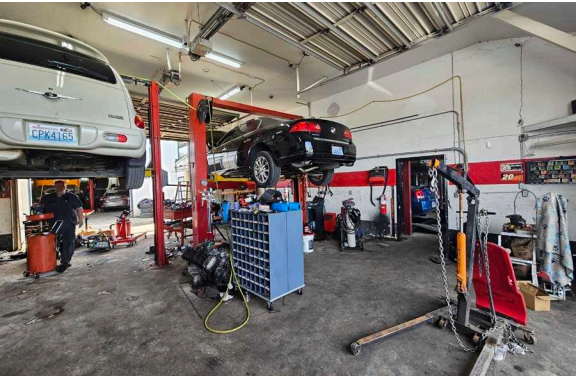
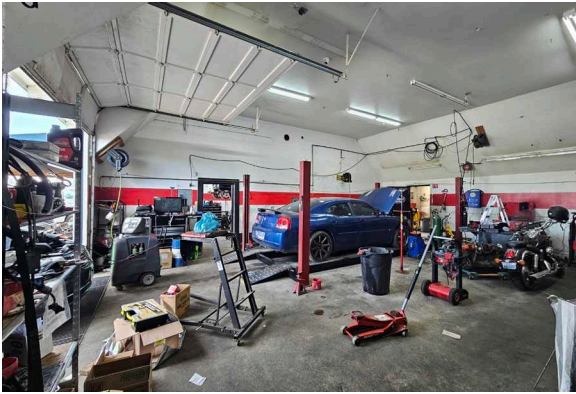
ZONING Light Industrial District

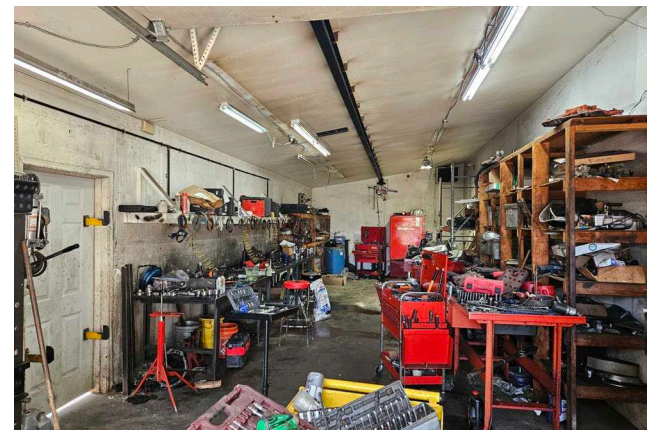
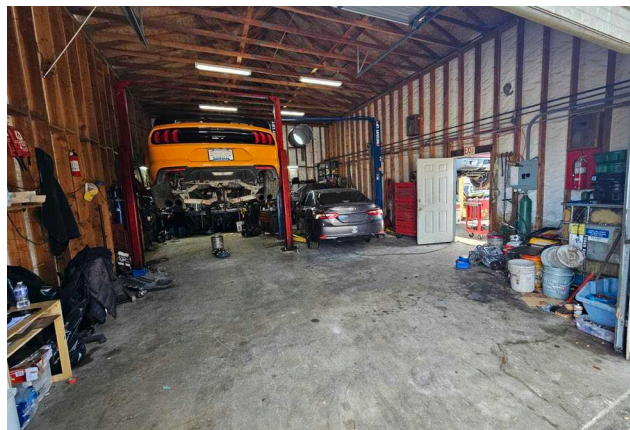
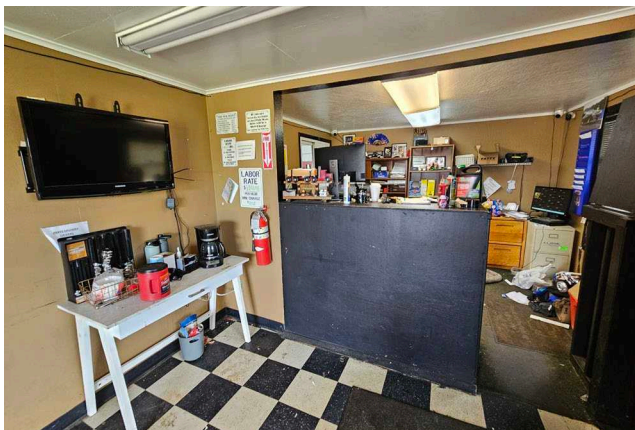
BUILDING INFO Floor: Concrete
Roof: Metal/Composition
Exterior: Mix; Wood, Metal

BUILT 1969

ABOUT THE PROPERTY


Discover a rare industrial opportunity in Longview offering exceptional flexibility for owner-users, investors, developers, and growing businesses. Situated on 5.16 flat, usable acres, this Light Industrial-zoned property includes two buildings totaling approximately 5,216 SF: a 4,016 SF warehouse with three grade-level doors and a separate 1,200 SF warehouse with two grade-level doors. The site provides ample room for expansion, equipment storage, fleet operations, manufacturing, distribution, contractor services, or future development. Conveniently located near town, Interstate 5, and the Oregon bridge, the property offers excellent accessibility and regional connectivity. Currently utilized in part for auto repair and service operations on a month-to-month basis, this versatile asset presents significant upside potential. Contact us today to schedule your private tour.








 woodfordcre.com

 chris@woodfordcre.com

 (P)360.501.5500

 208 Vine St., Kelso, WA 98626

The information contained herein has been obtained from sources we understand to be reliable. Whilst we do not doubt its accuracy it has not been verified & we make no guarantees, warranty or representations about it. Any projections, opinions, assumptions or estimates used are for example only. You & your advisors should conduct a careful independent investigation of the property to determine the property's satisfaction to your needs.

© Woodford Commercial Real Estate.