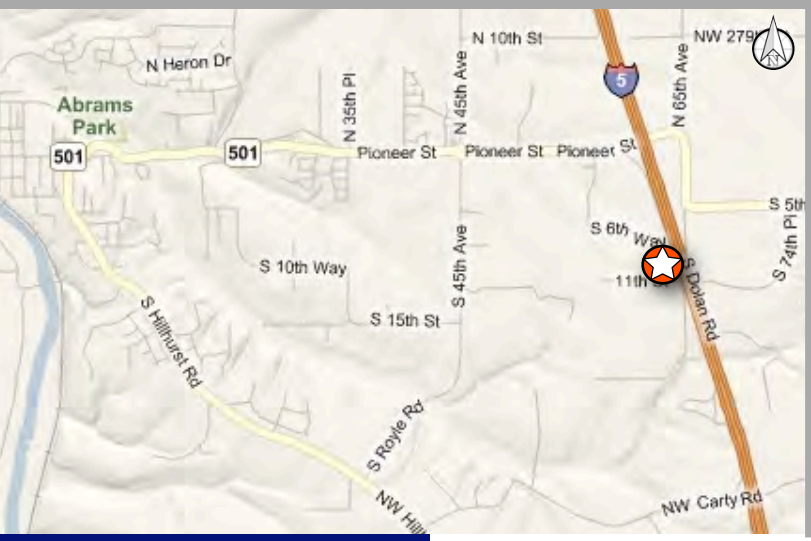
FOR SALE OR BUILD-TO-SUIT

INDUSTRIAL LAND

S. 11th Street and S. Timm Road | Ridgefield, WA



PROPERTY

- For Sale or Build-to-Suit
- Easy access to and from Interstate 5
- Visibility from Interstate 5
- Approximately 3.91 acres
- Shovel-ready, with utilities stubbed to the site and all infrastructure in place

ZONING

- Zoned Industrial Park (IP), City of Ridgefield
- Allows for a range of office, warehousing, manufacturing, research, technology and other light industrial uses

ACCESS

- Interstate 5: 1.1 miles to full diamond interchange
- 15 minutes to Portland International Airport
- 20 minutes to Downtown Portland

PRICE

- $1,277,397 ($7.50 / SF)
- Please call for pricing on Build-to-Suit options

For more information contact:

Todd Sheaffer
T 503.646.2202
E tsheaffer@spechtprop.com

Specht Properties, Inc.
15325 SW Beaverton Creek Ct.
Beaverton, OR 97006

www.spechtprop.com

SPECHT

All information furnished herein is deemed reliable, but has not been verified and no express representation has been made, nor is any to be implied as to the accuracy thereof. All information is subject to errors, omissions, changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

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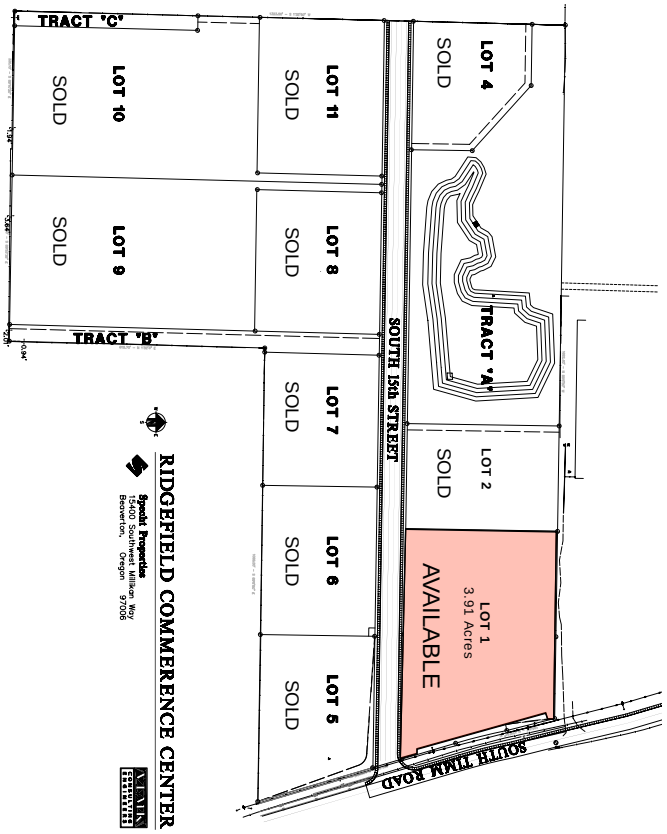
CORPORATE NEIGHBORS

- Subject Site: 3.91 Acres
1. Parr Lumber
2. Promens
3. Agave Jeans Co.
4. HTMS
5. Pacific Crest Custom Cabinets
6. Attbar
7. Perkins Pacific
8. Pacific Power Products
9. Kuhn
10. Wastequip Washington
11. Corwin Beverage
12. US Foodservice



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