

FOR SALE > LONGVIEW

25 Acres Port-Adjacent Land

100 PAPER WAY LONGVIEW, WASHINGTON 98632

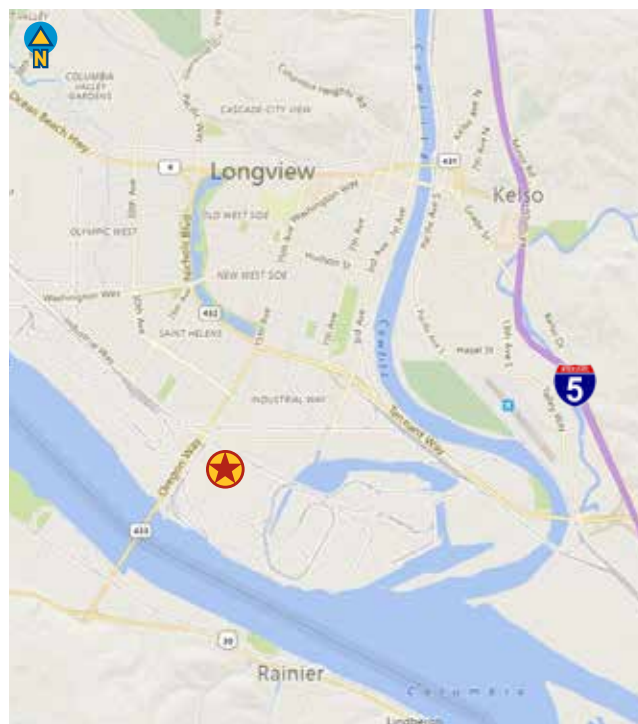


Offering Overview

- ±25 acres heavy industrial-zoned land
- Existing rail spur on site
- Located within the Port of Longview's West Industrial Park
- Flexible light industrial zoning; see reverse for details
- 4.3 miles, 7 minutes to I-5
- Rail-served via agreements with Port of Longview and Burlington Northern
- Fully served by utilities via City of Longview
- Ideal for bulk commodities transfer station
- SEPA previously performed

Economics

- Call for pricing



Brian Yoakum
Associate
Portland, Oregon
+1 503 499 0070
brian.yoakum@colliers.com

Jerry Matson, SIOR, MBA
Vice President
Portland, Oregon
+1 503 499 0077
jerry.matson@colliers.com

COLLIERS INTERNATIONAL
851 SW Sixth Avenue
Suite 1200
Portland, Oregon 97204
www.colliers.com/portland

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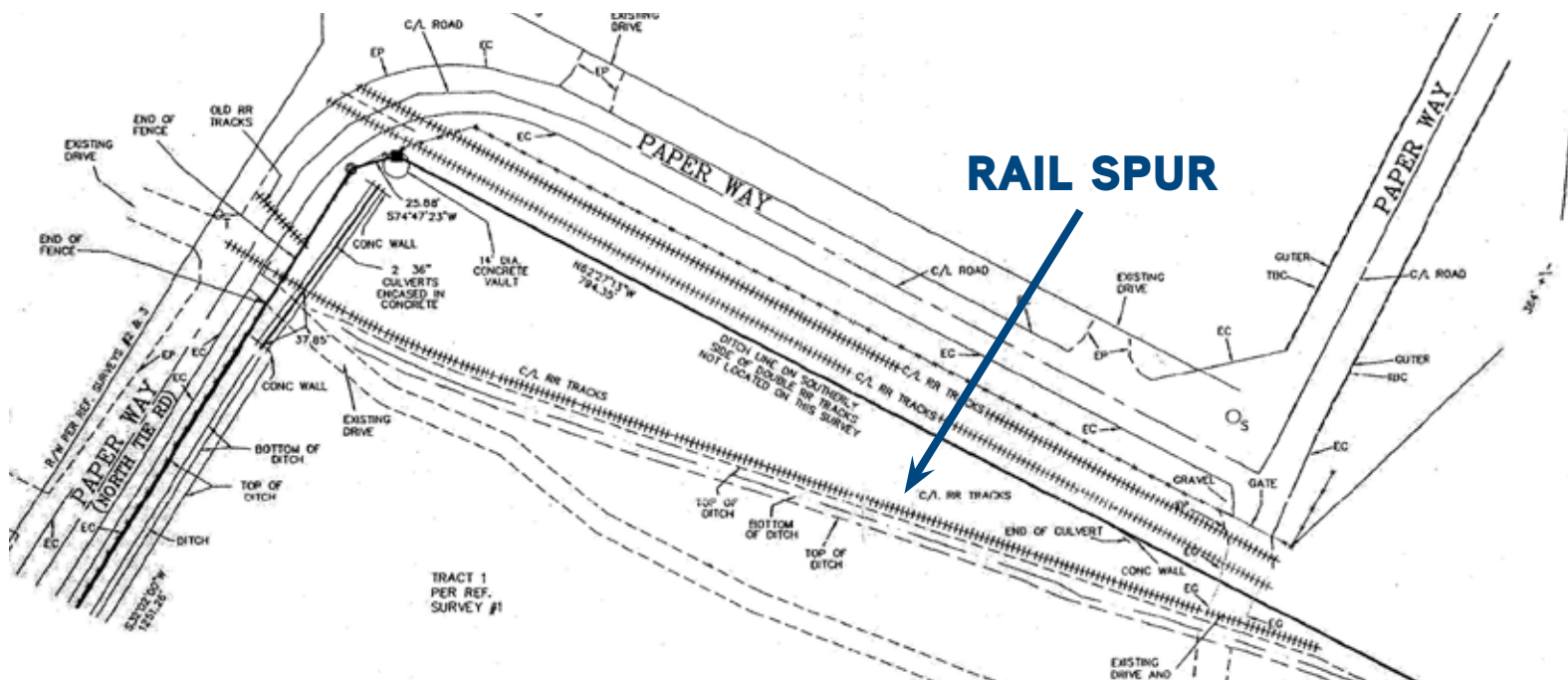
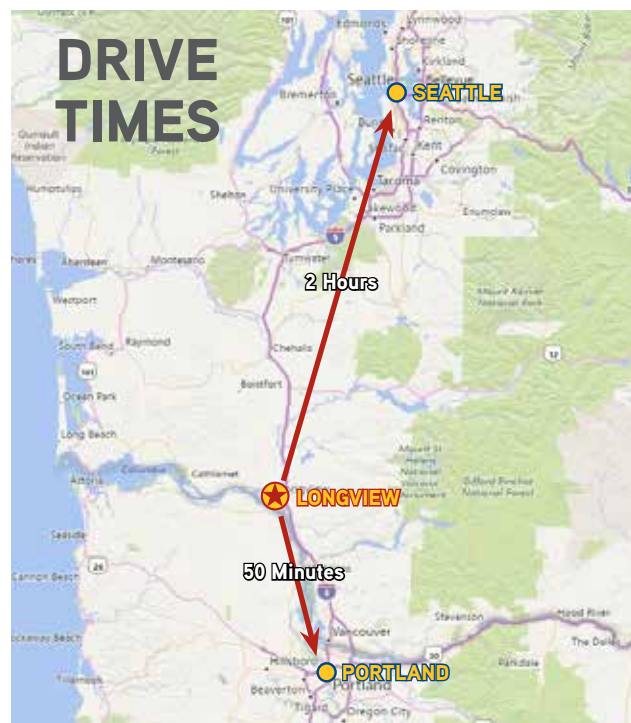
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LI-A ZONING

Longview's LI-A zoning district is a flexible zoning designation that provides for low intensity manufacturing, assembly, industrial services, distribution, storage, and similar uses

- Manufacturing
- Parts assembly
- Fabrication
- Contractor office/yard
- Cannabis
- Service Station/Retail Card Lock
- Heavy Equipment Sales/Svc/Repair
- Warehousing
- Building Material Wholesale/Retail



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