

FOR SALE

\$1,150,000

7.82 AC

IL - Light Industrial

NE Delfel Rd. & NE 194th St. | Ridgefield, WA



View listings >>> www.SheaCRE.com

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SHEA COMMERCIAL
REAL ESTATE
A DIVISION OF MAJCRE



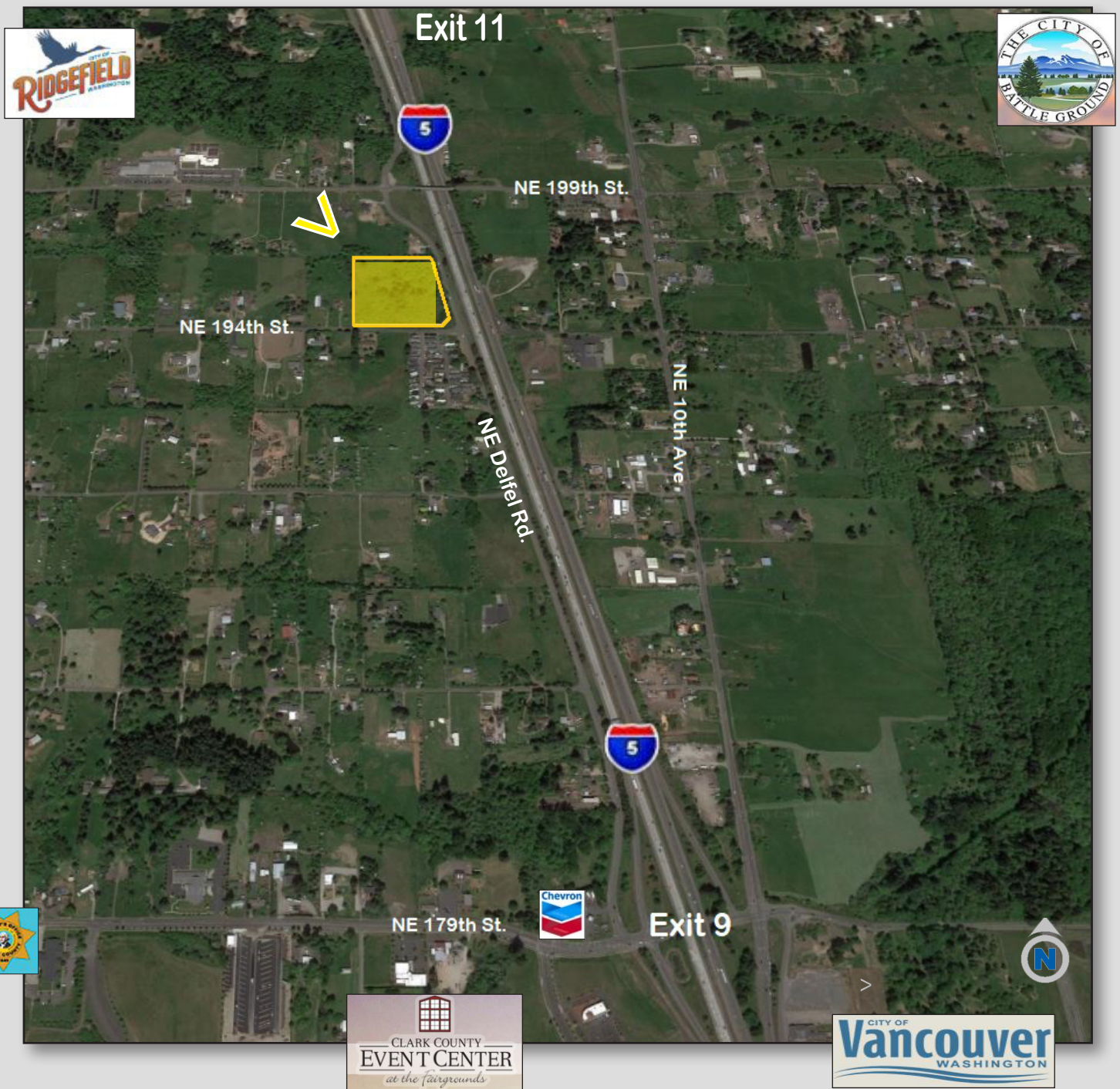
MAJ COMMERCIAL
REAL ESTATE
300 W 15th Street, Ste 201
Vancouver, WA 98660



- 7.82 AC - in 2 Tax Lots
- Zoned Light Industrial
- I-5 Unobstructed Frontage - approx. 600'
- 2 Miles North of I-5 / I-205 Split
- Easy Access from I-5, Exit 9 or 11
- .75 Mile to Exit 9

- Growing Industrial Business Area
- Fairgrounds/ Salmon Creek Area
- Water, Power at Street
- 8 Miles to Vancouver, 9 Miles to Portland
- 20 Minutes to PDX
- I-5 Exit 9 Daily Traffic Count - 110,000

Aerial Hwy Location



- 3 Mile Radius Population - 21,669
- Clark County Population - 492,000
- I-5 Exit 9 Daily Traffic Count - 110,000 *2020 WSDOT

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