

FOR SALE | 4,750,000.⁰⁰



1721 GRACE AVENUE | BATTLE GROUND, WA 98604

3 ACRES

31,582 SF Building.

- 4,775.25 SF Main Floor - Office Space
- 2 Warehouse Spaces total 21,241.88 SF
- 4,775.25 SF Second Floor - Office Space

Zoned: Light Industrial

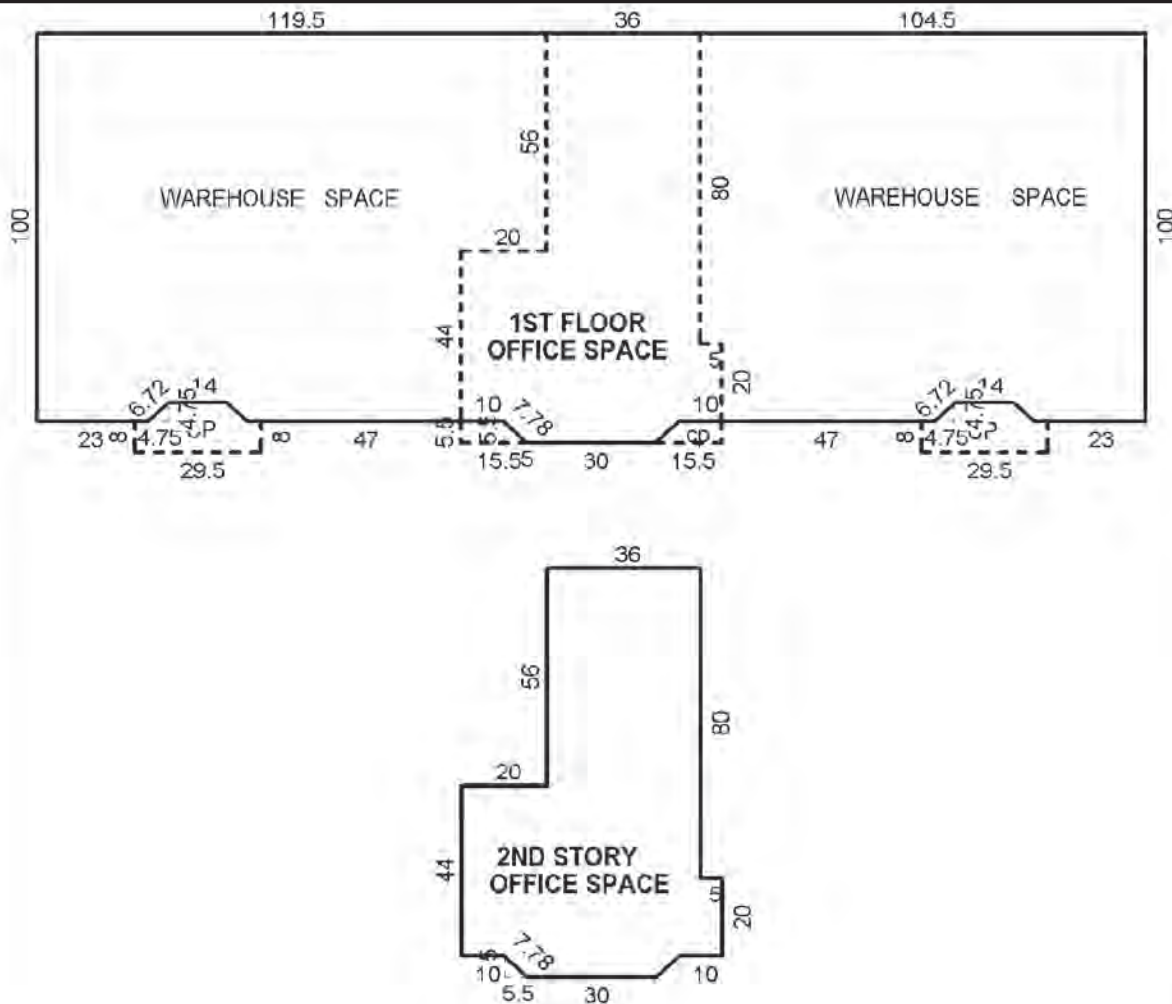
Kelly Shea *2020 Top Producer*
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MAJ COMMERCIAL
REAL ESTATE

300 W 15th St., Ste 201 | Vancouver, WA 98660

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1ST FLOOR OFFICE SPACE	
10	x 44 = 440
5.5	x 46.75 = 257.12
4.5	x 49.5 = 222.75
25.5	x 105.5 = 2690.25
5.5	x 102.75 = 565.13
5	x 100 = 500
5	x 20 = 100
Subtotal 4775.25 SF	
CP	5.5 x 18.75 = 70.13 SF
CP	5.5 x 12.75 = 70.13 SF
CP	4.75 x 18.75 = 89.06
6	x 29.5 = 236
Subtotal 325.06 SF	
CP	4.75 x 18.75 = 89.06
6	x 29.5 = 236
Subtotal 325.06 SF	
WAREHOUSE SPACE	
5	x 80 = 400
50	x 100 = 5000
4.75	x 97.63 = 463.72
14	x 95.25 = 1333.5
4.75	x 97.63 = 463.72
26	x 100 = 2600
Subtotal 10260.94 SF	
WAREHOUSE SPACE	
56	x 119.5 = 6692
39.25	x 99.5 = 3905.38
4.75	x 26.38 = 134.78
4.75	x 52.38 = 248.78
Subtotal 10980.94 SF	
Total 26807.5 SF	
CP	Subtotal 790.38 SF
2ND STORY OFFICE SPACE	
10	x 44 = 440
5.5	x 46.75 = 257.13
4.5	x 49.5 = 222.75
25.5	x 105.5 = 2690.25
5.5	x 102.75 = 565.13
5	x 100 = 500
5	x 20 = 100
Subtotal 4775.25 SF	
Total 4775.25 SF	
Total OTHER 31562.75 SF	

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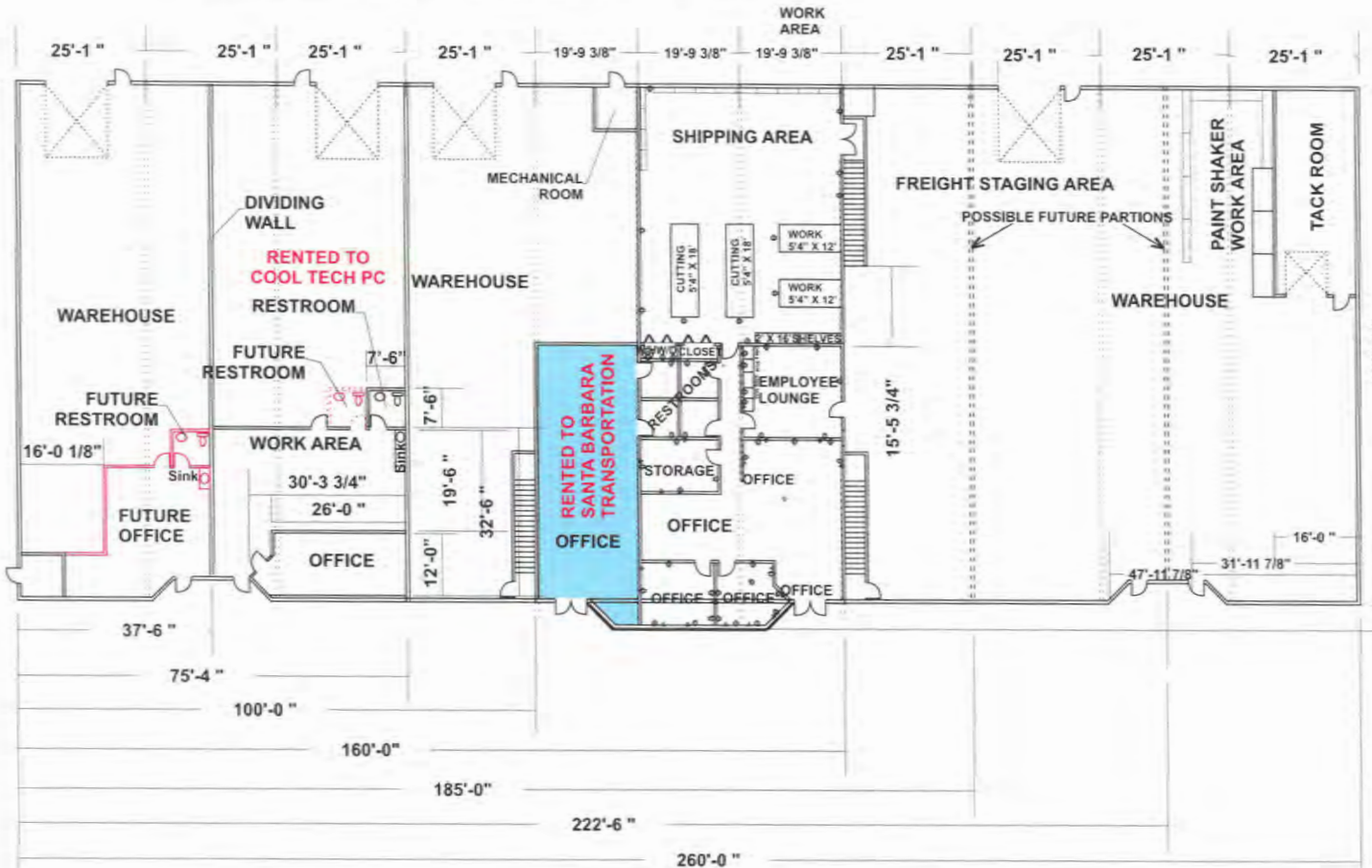


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RENTALS:
 COOL TECH PC RENTAL APRX 3700 SQ. FT.
 SANTA BARBARA TRANSPORTATION APRX 2000 SQ. FT



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AREA

Located in the Battle Ground District.



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