



**FOR SALE**

# RAIL SERVED INDUSTRIAL SITE

3370 Washington Way  
Longview, Washington

**Industrial Land**



**LOCATION:** 3370 Washington Way, Longview  
Cowlitz County, Washington

- FEATURES:**
- ◆ 24.92 acres
  - ◆ Rail served
  - ◆ All utilities to site
  - ◆ Ideal Industrial Development site

**PRICE:** \$2,700,000 (\$2.50 / SF) All Cash

**FOR MORE  
INFORMATION,  
PLEASE CONTACT:**

**Gary P. Randles**  
Senior Director  
(503) 279-1721  
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[www.cushwake.com](http://www.cushwake.com)



200 SW Market Street, Suite 200  
Portland, OR 97201

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.



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## LOCATION HIGHLIGHTS:

- ◆ Corner of main arterials Washington Way and Industrial Way
- ◆ Direct routes to I-5 North and South
- ◆ Serviced by the Columbia & Cowlitz Railway which connects to BNSF-UP 8.5 miles away
- ◆ Close proximity to Port of Longview with eight marine cargo terminals
- ◆ City of Longview friendly to industrial development with quick permitting process

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