

# 89 S. TIMM ROAD

RIDGEFIELD, WASHINGTON 98642

**FOR SALE  
OR LEASE**  
190,000 SF on  
16.83 ACRES

Premier I-5 Corridor  
Cooler/Freezer  
Facility

For information, contact:

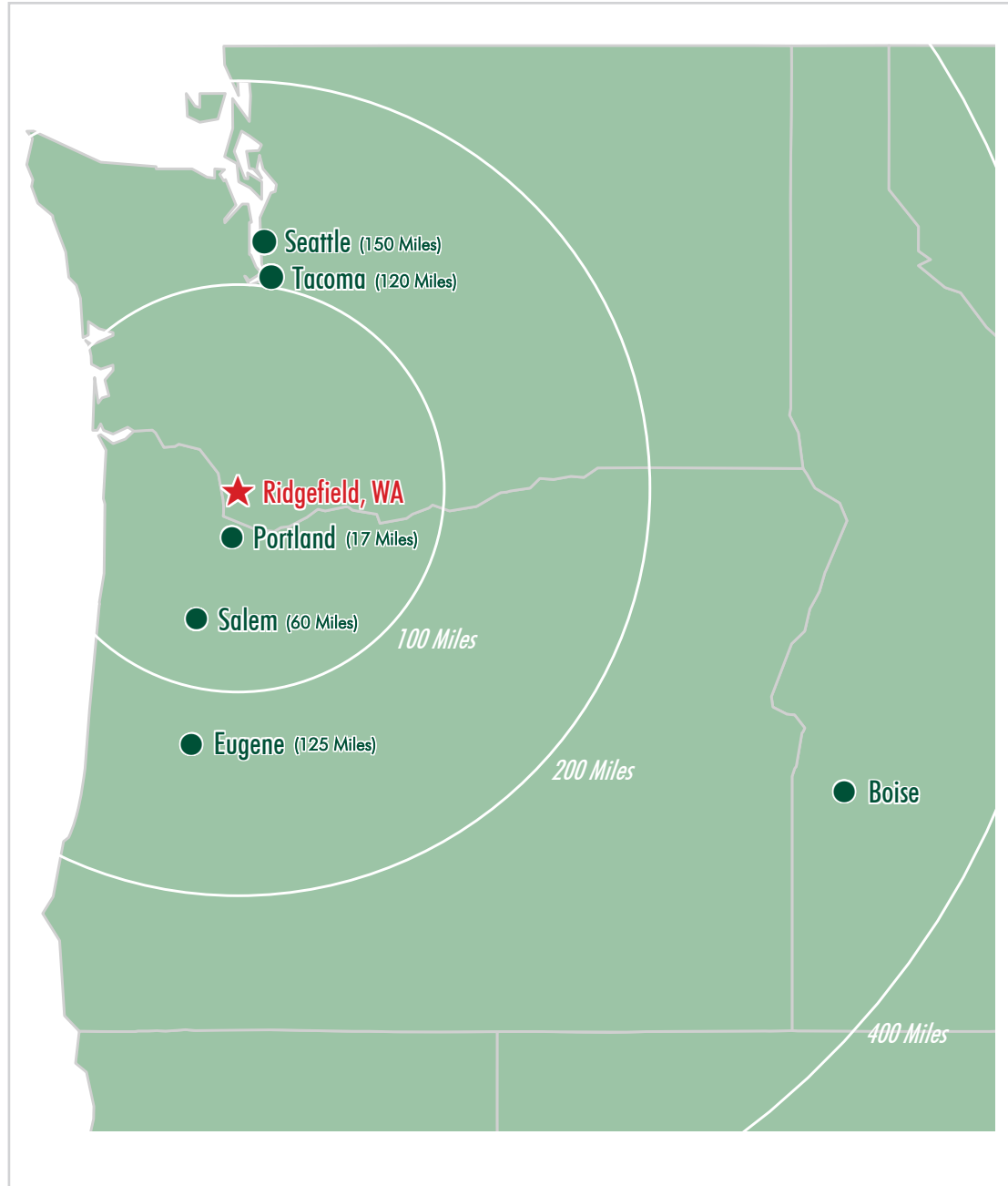
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[www.cbre.com/portland](http://www.cbre.com/portland)



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CB RICHARD ELLIS

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**SALE PRICE:** ~~\$15,500,000~~ **Price Reduced!** \$13,131,000 (\$69.00/SF)

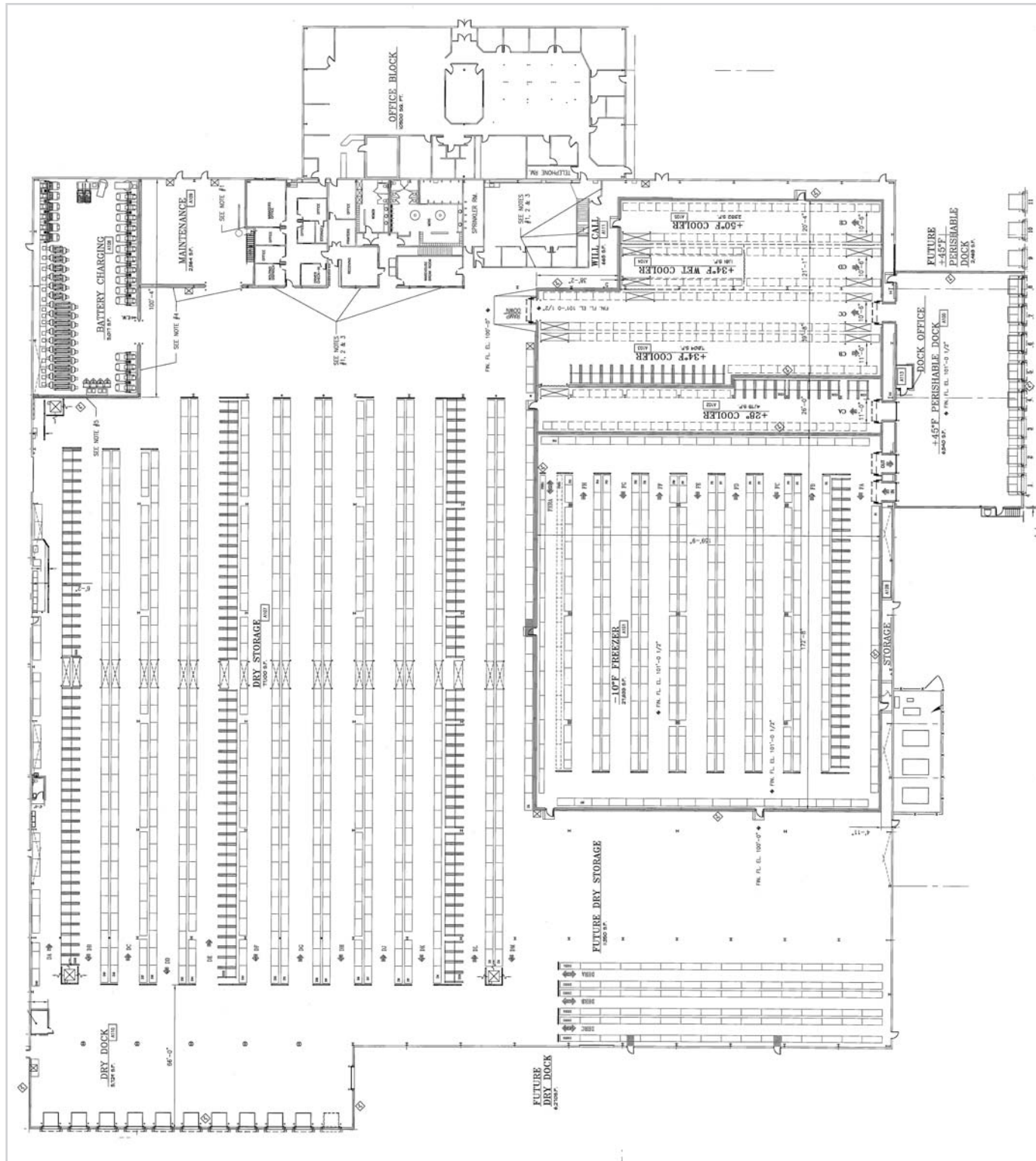
**LEASE RATE:** Negotiable

- Cooler/Freezer Facility
- Immediate access to I-5
- 17 miles North of Portland, OR
- Steel frame with insulated metal walls and concrete wainscot
- On-site truck maintenance facility

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## BUILDING FLOOR PLAN



## PROPERTY SPECIFICATIONS

SIZE (MAIN BUILDING):	109,550 SF - Dry
	21,570 SF - 2 Story Office (17,620 SF downstairs, 4,150 SF upstairs)
	27,833 SF - (-10°) Freezer
	15,697 SF - Cooler
	5,729 SF - Dock Space (Dry)
	6,540 SF - Dock Space (Refrigerated)
	<hr/>
	186,919 SF - Total Main Building
Size (Shop):	3,375 SF - Maintenance Shop (45' x 75')
SITE:	16.83 Acres
CEILING HEIGHTS:	± 26.5'-32.5' - Main Building ± 20' - Freezer ± 20' - Cooler ± 20' - Shop
LOADING DOORS:	(18) Dock High, (2) Grade Level -Main (4) 16' High, Grade Level - Shop
SPRINKLER:	Main - wet system, 1500 GPM @ 95 PSI Cooler/Freezer - Pre action dry system
POWER:	Heavy
YEAR BUILT:	1986-1990
ZONING:	IP - City of Ridgefield
FREEZER:	(-10°) Freon system Glycol frost-free floor Dry pendant sprinkler system
COOLER:	Four zones from 28° to 50° Glycol frost-free floor Dry pendant sprinkler system