

# FOR LEASE

## Lake River Industrial Park

111 West Division Street, Ridgefield, WA 98642



### Building #3

- 21,000 SF Building
- Heavy Industrial Uses Allowed
- 100' Clear Span Bay
- All Buildings Sprinklered
- Heavy Power- 480 V3 phase
- Large Yard Area
- Lease Rate: \$0.30/SF NNN



### Building #8

- 74,700 SF Building
- Heavy Industrial Uses Allowed
- Multiple Grade Level Doors
- Fully Sprinklered
- Heavy Power
- Lease Rate: \$0.25/SF NNN
- Estimated NNN: \$0.07/SF



### Building #10

- 7,260 SF Quonset Hut
- Dry Storage
- Yard Area
- Heavy Industrial Uses Allowed
- No Office or Restroom
- Lease Rate: \$0.25/SF NNN
- Estimated NNN: \$0.07/SF

For additional information, visit [www.gvakm.com](http://www.gvakm.com) or contact:

**Scott Fraser CCIM SIOR**

503.221.2268 OR

360.891.6600 WA

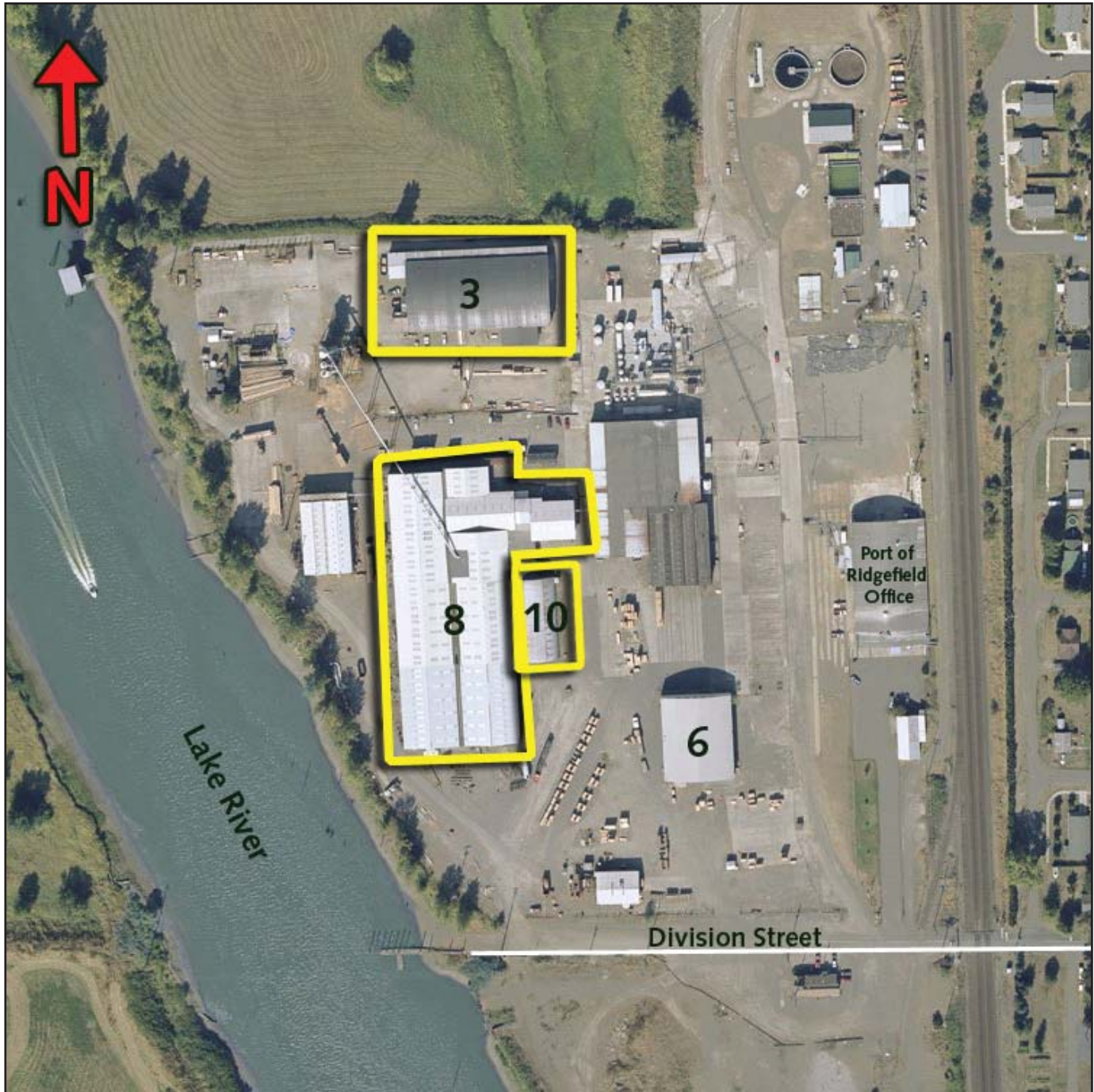
[sfraser@gvakm.com](mailto:sfraser@gvakm.com)



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Port of  
Ridgefield

GVA Kidder Mathews