COMMERCIAL DEVELOPMENT OPPORTUNITY
- in -
WOODLAND WASHINGTON NEXT TO I-5

COMMERCIAL DEVELOPMENT OPPORTUNITY
4 PARCELS: 18.95 AC COMMERCIAL + 2.56 AC INDUSTRIAL
SALE PRICE: $2,342,440 ($2.50 / SF)
LAND AREA: 21.51 AC (936,976 SF)

Property Features:
• Development Parcels between I-5 and Old Pacific HWY, Woodland WA
• 4 Individual Contig. Parcels - 3 Zoned Commercial, 1 Zoned Light Industrial
• Permitted Uses (C-2) Include: Vehicle & Machinery Repair, Service and Sales, Equipment Rental, Feed Store, Furniture, Grocery, Lumber, Nursery, Commercial Supply, Retail Store, Restaurant, Professional Office, Self-Storage, & More

Location Features:
• Immediately Adjacent to Interstate 5 with 60,000 Vehicles per Day
• Access from Old Pacific HWY

View Site Location
Google Maps
COMMERCIAL DEVELOPMENT OPPORTUNITY

WOODLAND I-5 COMM. LAND

WOODLAND, WA

The information contained herein has been obtained from sources we deem reliable. We cannot, however, guarantee its accuracy.
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WOODLAND, WA

SITE PLAN
21.51 TOTAL AC
COMMERCIAL DEVELOPMENT OPPORTUNITY

WOODLAND I-5 COMM. LAND

WOODLAND, WA

ZONING

C-2 HIGHWAY COMMERCIAL

17.36.010 - Purpose.

The highway commercial district (C-2) is a zoning classification providing for commercial services which are accessible by automobiles and trucks, require extensive outdoor storage or display areas as well as off-street parking and loading areas. This classification is intended to minimize any undesirable impacts of these uses on other nearby uses and zoning districts. Furthermore, the district provides for uses which will complement and not adversely compete with other commercial use districts.

17.36.020 - Permitted uses.

The following uses only are permitted in the C-2 districts; all other uses are not permitted or are permitted as a conditional use pursuant to this chapter.

1. Automobile and truck tire sales and repair;
2. Automobile diagnostic and repair facilities, major and minor repairs;
3. Automobile service stations and car washes;
4. Automobile, truck, motorcycle, bicycle, recreational boat, recreational vehicle, and mobile home sales dealerships with related equipment, services, repair and parts facilities;
5. Commercial parking lots and garages;
6. Commercial recreation and entertainment facilities;
7. Drive-in and fast food restaurants;
8. Dry cleaning and pressing, except those using volatile or combustible materials and chemicals or using high pressure steam tanks or boilers;
9. Farm machinery sales and service;
10. Feed and seed stores;
11. Food lockers, primarily retail;
12. Funeral homes, mortuaries and living quarters for owners or a resident manager only (living quarters are to be within the funeral home or mortuary);
13. Furniture and home furnishing establishments;
14. Grocery stores;
15. Lumber and building supply yards;
16. Motels, hotels and living quarters for owners or a resident manager only (living quarters are to be within the hotel or motel);
17. Nurseries, greenhouses, yard and garden supplies;
18. Pet stores;
19. Police and fire stations;
20. Public parks and recreation facilities;
21. Public transportation system terminals;
22. Real estate offices;
23. Restaurant and hotel supply;
24. Restaurants, cafes, drinking establishments pursuant to state law;
25. Retail stores;
26. Shopping centers;
27. Signs pursuant to Chapter 17.52;
28. Storage buildings for household goods and property only, i.e., mini-storage and living quarters for resident watchmen or custodian (living quarters are to be within the storage buildings);
29. Uses permitted in the C-3 neighborhood commercial district;
30. Veterinary offices and clinics with no outside animal runs; dog grooming facilities;
31. Professional and business offices;
32. Churches;
33. Bed and breakfast inns;
34. On-site hazardous waste treatment and storage facilities as an accessory use to any activity generating hazardous waste and lawfully permitted in this zone, provided that such facilities must meet the state siting criteria adopted pursuant to the requirements of RCW 70.105.210 as now or hereafter amended;
35. Banks and financial services; and
36. Electric vehicle infrastructure.

Full C-2 Highway Commercial Information Available at: https://library.municode.com/wa/woodland/codes/code_of_ordinances?nodeId=WOODLAND_MUNICIPAL_CODE_TIT17ZO_CH17.36HICODIC-
COMMERCIAL DEVELOPMENT OPPORTUNITY

WOODLAND I-5 COMM. LAND

WOODLAND, WA

ZONING
I-1 LIGHT INDUSTRIAL

17.44.010 - Purpose.

The light industrial use district (I-1) is a zoning classification providing for light manufacturing and fabrication, warehousing and storage, construction and contracting operations, wholesale distribution operations, and related activities which normally require ready access by various transportation modes for the movement of materials, goods, and the area work force. This classification is intended to minimize any undesirable impacts of these uses on other nearby uses and zoning districts.

17.44.020 - Permitted uses.

All of the following and any additional uses shall meet the performance standard requirements of Chapter 17.48.

1. Auto and truck salvage and wrecking operations; provided, that all outdoor storage shall be enclosed by a sight obscuring fence not less than eight feet in height which shall be uniform in color and not be used for outdoor advertising display purposes;
2. Bakeries producing for the wholesale market with retail sales limited to items produced on the premises;
3. Buildings, yards, and developments necessary for the operation of a public utility, but not including thermal power generating facilities;
4. Commercial dispatch and maintenance facilities;
5. Commercial sales including wineries, breweries, distilleries, and associated uses, enclosed or unenclosed, of product being manufactured on the site or warehoused for distribution provided the retail sales are a secondary activity to the production and wholesaling of the products and materials. Such commercial sales areas shall not exceed twenty percent of the gross floor area of the building;
6. Construction and contracting offices and equipment and material storage yards;
7. Construction and logging equipment manufacture, sales, repair, and service;
8. Dwelling units for a resident watchman or custodian only;
9. Employee cafeterias as part of the permitted use;
10. Farm materials, supplies, and machinery sales and service;
11. Farm product processing, canning, packaging, and distributing, excluding large animal (sheep, goats, cattle) feedlots and slaughter facilities;
12. Farming and other agricultural uses including community gardens, equestrian fields, and nurseries, and greenhouses;
13. Feed and seed stores;
14. Heavy equipment sales, rental, storage and repair;
15. Laboratories and research organizations;
16. Light manufacturing and fabrication of raw or previously processed metals and materials, the process or end product of which conforms with applicable restrictions regarding noise, smoke, dust, odors, toxic gases, vibration, glare, and heat, and which does not create physical hazards, such as fire or explosion, to adjacent buildings and uses;
17. Major automobile and truck repair, as defined in Chapter 17.08;
18. Manufacture, wholesale and retail sales of lumber and building materials; provided the retail sales are a secondary activity to the production and wholesaling of the products and materials;
19. Petroleum, propane, liquefied gas, coal, and wood storage and distribution facilities;
20. Police and fire stations and facilities;
21. Processing, packaging, and distribution of goods and services;
22. Recreational uses requiring extensive covered facilities such as for indoor tennis, roller or ice skating, or swimming;
23. Rental and leasing services requiring extensive outdoor storage and warehousing and primarily serving other permitted uses within this zoning district;
24. Signs pursuant to Chapter 17.52;
25. Storage buildings for household goods and property, i.e. mini-storage;
26. Veterinary offices and clinics with outside animal runs; dog grooming facilities;
27. Warehousing, storage, and distribution centers, including freight handling terminals; provided that docking and loading activities do not use any public street, alley or sidewalk;
28. On-site hazardous waste treatment and storage facilities as an accessory use to any activity generating hazardous waste and lawfully permitted in this zone, provided that such facilities must meet the state siting criteria adopted pursuant to the requirements of RCW 70.105.210 as now or hereafter amended;
29. Other uses not listed but having similar performance standards and site requirements may be permitted pursuant to the procedures of this chapter as presented in Section 17.44.050;
30. Electric vehicle infrastructure.
COMMERCIAL DEVELOPMENT OPPORTUNITY

WOODLAND I-5 COMM. LAND

WOODLAND, WA

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com*

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