



# For Lease

## District 503 - BLDG E

12601 Northeast 115th Avenue, Vancouver, WA 98662



- BRAND NEW BUILT IN 2026
- UNITS WITH 1,700 SQ. FT.
- 14' HIGH GRADE-LEVEL DOORS
- SEMI-TRUCK LOADING ACCESS
- LED LIGHTING
- EXCEPTIONALLY INSULATED
- HEATED WAREHOUSE
- OPTIONAL OFFICE BUILDOUT

### PROPERTY HIGHLIGHTS

- MODERN INDUSTRIAL/WAREHOUSE/FLEXSPACE
- AMPLE CLEAR HEIGHT OF 21'
- BRAND NEW AND AIRCONDITIONED OFFICE SPACE
- ABUNDANT PARKING
- EXCELLENT VISIBILITY FROM SR 503
- 110V-SINGLE PHASE & 208V 3 PHASES 200AMP
- COMCAST FIBEROPTIC INTERNET

<b>LEASE RATE</b>	\$2,475 per month
<b>BUILDING SIZE</b>	5,800 SF
<b># OF FLOORS</b>	1
<b>YEAR BUILT</b>	2026
<b>NUMBER OF UNITS</b>	ONLY 2 AVAILABLE IN BLDG E



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### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$2,475 per month
<b>BUILDING SIZE:</b>	5,800 SF
<b>AVAILABLE SF:</b>	1,700 SF
<b>LOT SIZE:</b>	6.11 Acres
<b>YEAR BUILT:</b>	2026
<b>MARKET:</b>	Portland, OR
<b>SUBMARKET:</b>	Vancouver, WA

### LOCATION OVERVIEW

Located in the bustling Portland-Vancouver metro area, District 503 Warehouse offers an ideal industrial/warehouse/flexspace/distribution location. Situated just across the river from Portland, this area provides convenient access to major transportation routes, including Interstates 5 and 205, facilitating efficient distribution across the Pacific Northwest. Nearby points of interest include the Portland International Airport, the Port of Portland, and the Columbia River, offering seamless connections for logistics and shipping operations. The area also boasts a dynamic mix of amenities, including dining options, retail centers, and recreational facilities, ensuring that employees and visitors have everything they need within reach.



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### EXTERIOR DESCRIPTION

Modern warehouse space designed to handle a variety of professional and industrial needs. The buildings have a sharp, modern appearance, featuring dark grey colors contrasted by lighter masonry brick.

Each unit is built for easy access and everyday use. Large, high-clearance overhead doors that allow you to move equipment, inventory, or vehicles in and out without hassle. The front of each unit includes glass doors and windows, which brighten the space and provide a professional entrance for your clients and employees.

The design also includes a row of windows, allowing plenty of natural light inside while still keeping your workspace private. Outside, the property is well-maintained with asphalt paving, clearly marked parking spaces, and simple, neat landscaping. With practical details like organized utility access, these units are ready for immediate move-in and provide a reliable, high-quality home for your business.

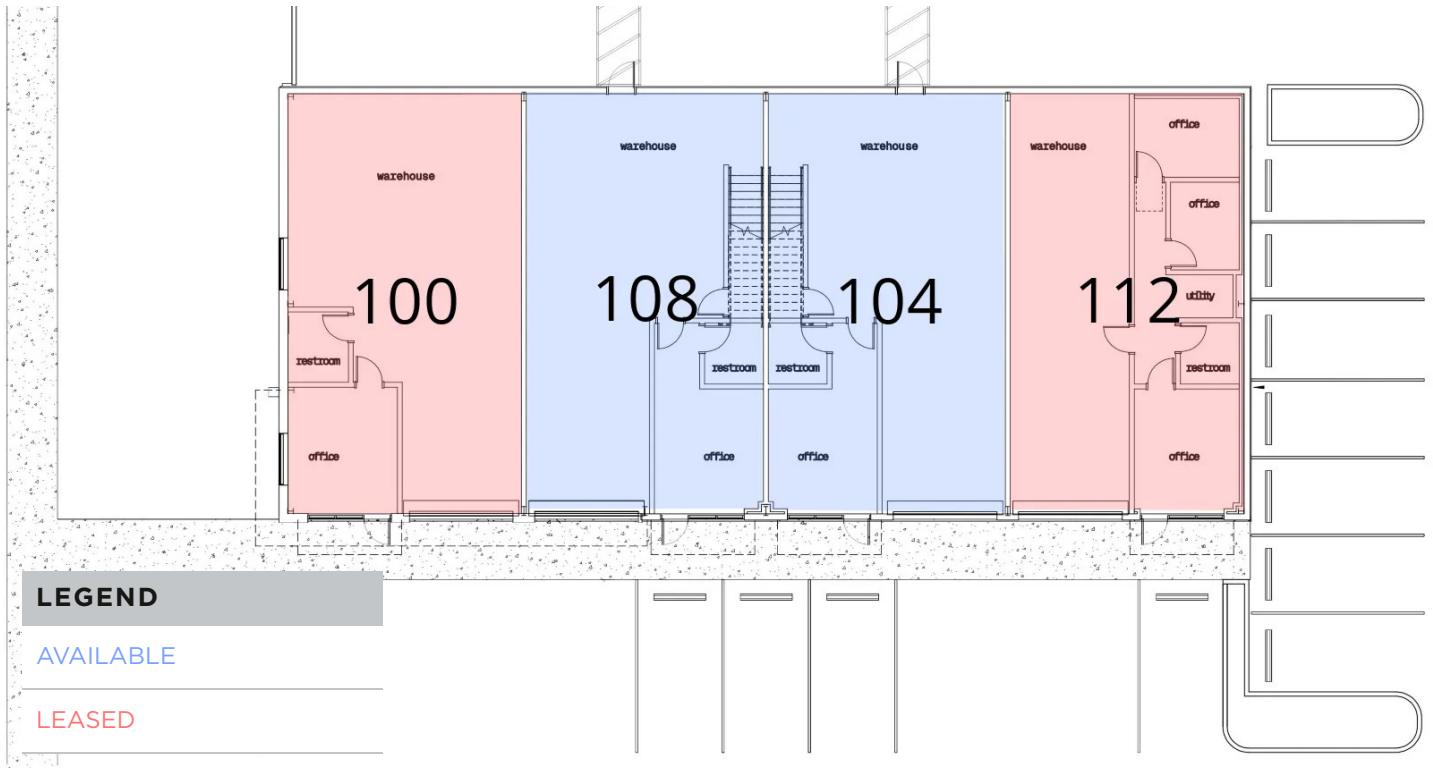
### INTERIOR DESCRIPTION

This flex space offers a clean, functional interior designed for immediate operation. The unit features a large, open floor plan with high ceilings, exposed steel beams, and durable, clean concrete flooring suitable for heavy equipment or high-traffic workflows. The entire interior is finished with bright, white walls and ceilings, creating a well-lit, professional environment.

Natural light fills the space through high-placed windows, and additional side windows provide exterior visibility while maintaining privacy. Motorized overhead door allows for efficient loading and unloading, while a separate entrance ensures convenient access for staff and clients. The unit also includes a private, ADA-compliant restroom.



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### LEASE INFORMATION

<b>LEASE TYPE:</b>	NNN	<b>LEASE TERM:</b>	36 months
<b>TOTAL SPACE:</b>	1,700 SF	<b>LEASE RATE:</b>	\$2,475 per month

### AVAILABLE SPACES

SUITE	TENANT	SIZE	NNN	RATE	DESCRIPTION
12601 NE 115TH Ave, Suite 104	AVAILABLE	1,700 SF	\$195	\$2,475 per month	Office, ADA RR, Warehouse
12601 NE 115TH Ave, Suite 108	AVAILABLE	1,700 SF	\$195	\$2,475 per month	Office, ADA RR, Warehouse
12715 NE 115TH Ave, Suite 100 & 112	-	1,400 SF	\$195	LEASED	Office, ADA RR, Warehouse



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POPULATION	3 MILES	5 MILES	10 MILES
<b>TOTAL POPULATION</b>	53,980	164,041	441,775
<b>AVERAGE AGE</b>	38.3	38.2	39.9
<b>AVERAGE AGE (MALE)</b>	36.1	36.5	38.7
<b>AVERAGE AGE (FEMALE)</b>	38.5	39.5	41.0
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
<b>TOTAL HOUSEHOLDS</b>	18,678	60,597	170,466
<b># OF PERSONS PER HH</b>	2.9	2.7	2.6
<b>AVERAGE HH INCOME</b>	\$126,987	\$115,890	\$117,728
<b>AVERAGE HOUSE VALUE</b>	\$496,234	\$479,594	\$515,791

2023 American Community Survey (ACS)



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