

# Functional Small-Bay Warehouse with Dock and Grade-Level Loading



For Sale

1208 W 17TH STREET | VANCOUVER, WASHINGTON 98660



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# Ethos Commercial Advisors LLC

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503.205.0610 | [ecacre.com](http://ecacre.com) | Licensed in Oregon, Washington, and Texas

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# The Opportunity

Grade-level loading  
and dock-high  
loading capability

Additional usable  
second-floor office /  
mezzanine area not  
included in reported  
building SF

Secure yard /  
loading area

CX zoning supports  
a variety of  
commercial and  
service-oriented uses

*1208 W 17th Street* offers a rare opportunity to acquire a functional, small-bay warehouse / service building in Vancouver, Washington. The Property is vacant and available for immediate occupancy, with a flexible layout, grade-level loading, dock-high loading capability, secure yard / loading area, and additional usable second-floor office / mezzanine area not included in the reported building square footage.

Positioned minutes from Downtown Vancouver with convenient access to I-5, I-205, and the broader Portland metro area, the Property is well-suited for an owner-user, contractor, service business, showroom / warehouse user, or investor seeking a functional asset in a supply-constrained small industrial market.

## Additional Property Highlights

- Vacant and available for immediate occupancy
- Functional warehouse / service building with flexible layout
- Immediate access to I-5, I-205, Downtown Vancouver, and the Portland metro market
- Vancouver, Washington location with no state personal income tax

# Property Summary

1208 W 17th Street  
Vancouver, WA 98660

*Offering Price* \$525,000

Year Built	1980
Parcel ID	060110000
Building Area	1,800 SF + upstairs office
Land Area	10,019 SF
Lot Dimensions	100' x 100'
Grade-Level Doors	2
Loading Dock	Yes



# Location Overview

## Vancouver Advantage

- Washington State business location
- No state personal income tax
- Expanding regional population base
- Pro-business location north of the Columbia River



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