

SMALL WAREHOUSES FOR LEASE

Salmon Creek Business Park

Building E: 14407 NE 13th Ave. (& NE 144th St.), Vancouver, WA 98685

Building G: 14419 NE 13th Ave. (& NE 144th St.), Vancouver, WA 98685

Building E



Building G



Features Include:

- Small Warehouses: 630 & 700 SF
- Small Warehouses with Office: 1,890 & 2,100 SF
- 16-18' Clear Height
- 12' wide x 14' High Insulated Roll-Up Door
- Automatic Door Openers for each Roll-Up Door
- Insulated Roof
- 110/220 Volt Single Phase Power

For more information contact
Coleman Brown, CCIM
(360) 952-4758
Coleman@CCPprop.com

**Access to common Restroom in Bldg. G
for Warehouse-Only Tenants**

Pricing & Availability for Buildings E & G:

Unit	Total Area Sq. Ft.	Warehouse Area Sq. Ft.	Office Area Sq. Ft.	Pricing
Building E:				
Space S-4	630 SF	630 SF	0 SF	\$788/mo. + \$227 NNN
Space S-6	630 SF	630 SF	0 SF	\$788/mo. + \$227 NNN
Suite 112	1,890 SF	1,260 SF	630 SF	\$2,395/mo. + \$681 NNN
Suite 118*	1,890 SF	1,260 SF	630 SF	\$2,000/mo. + NNN

*Sublease: Available on 8/18/26. Master Lease expires 12/31/28.

Building G:

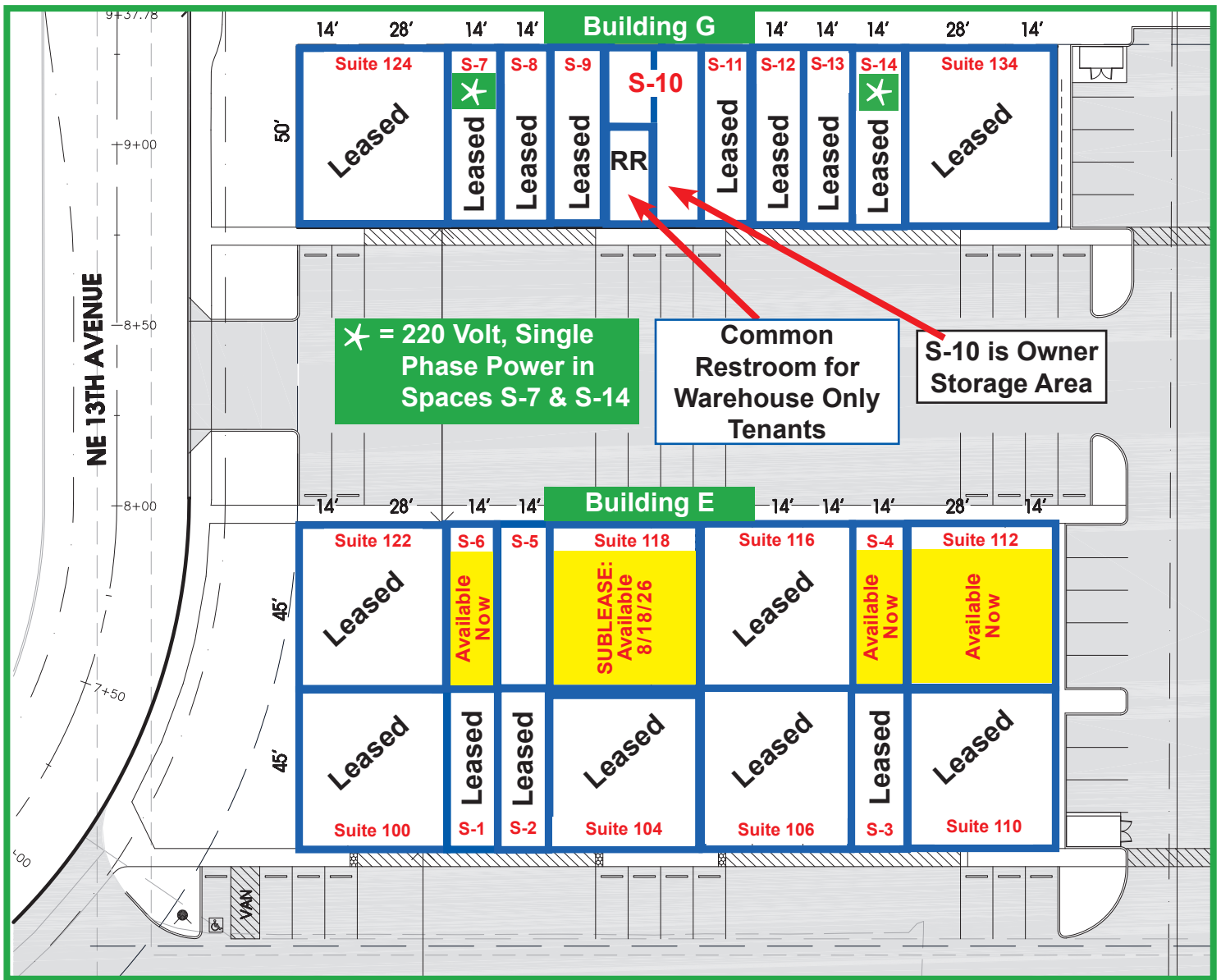
No availabilities at this time.



**Columbia
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9120 NE Vancouver Mall Loop, Suite 266, Vancouver, WA 98662
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*The information contained herein has been obtained from sources we deem reliable.
We do not, however, guarantee its accuracy. All information should be verified prior to purchase or lease.*



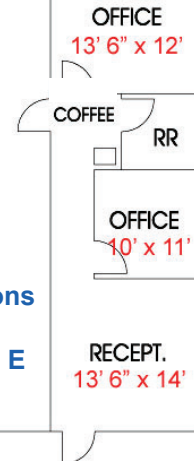
LEGEND - BLDG. E

SPACE DESIGNATION	TOTAL AREA SQUARE FEET	OFFICE AREA SQUARE FEET	WAREHOUSE AREA SQUARE FEET
Suites 100-122	1,890 SF	630 SF	1,260 SF
S1-S6	630 SF	0	630 SF

LEGEND - BLDG. G

SPACE DESIGNATION	TOTAL AREA SQUARE FEET	OFFICE AREA SQUARE FEET	WAREHOUSE AREA SQUARE FEET
Suites 124 -134	2,100 SF	700 SF	1,400 SF
S7-S14	700 SF	0	700 SF

Building G
back office
has an
extra 5'



TYPICAL OFFICE
PLAN

NOT TO SCALE