

# FOR LEASE

WALNUT GROVE INDUSTRIAL PARK

6115 NE 63rd Street | Vancouver, WA 98661



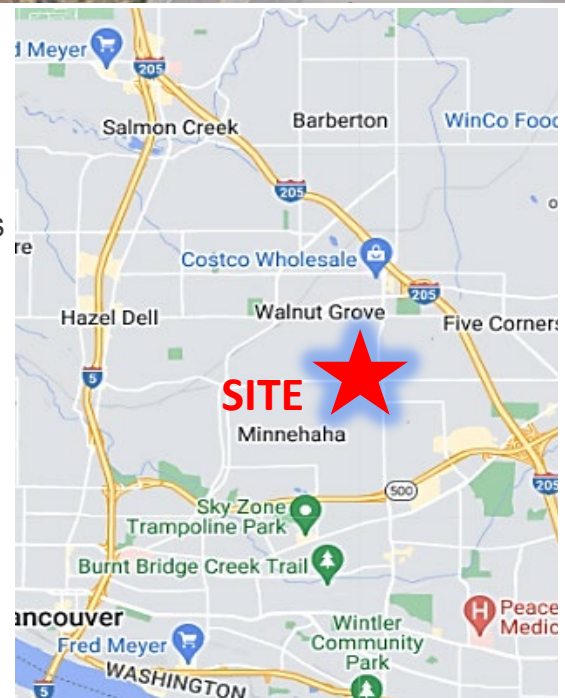
900 Washington St, Suite 850, Vancouver, WA  
360.597.0574 | www.fg-cre.com



## PROPERTY HIGHLIGHTS

### Availabilities:

- **28,000 - 56,000 SF** warehouse/manufacturing building, delivers 2026, 2 grade doors, 6 docks, 72 parking spaces - call for terms
- **Yard space:** 10,000 SF fenced yard
- **Suite 6101:** 1,500 SF
- **Suite 6123:** 6,000 SF
- **Suite 6205:** 12,000 SF (approx. 2,000 SF office) – floor plan page 6
- Rate: \$0.91 - \$1.00/SF NNN
- Excellent location situated on a main thoroughfare, centrally located
- 10 minutes to downtown Vancouver; 18 minutes to Portland Int'l Airport; 20 minutes to downtown Portland



**FOR MORE INFORMATION:**

Brett Irons

360.597.0574 | biron@fg-cre.com

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54,746 SF  
WAREHOUSE/MANUFACTURING  
& OFFICES; 2 TENANTS  
Delivery 2027

2. 75' 6-bay loading berth  
3. Site parking



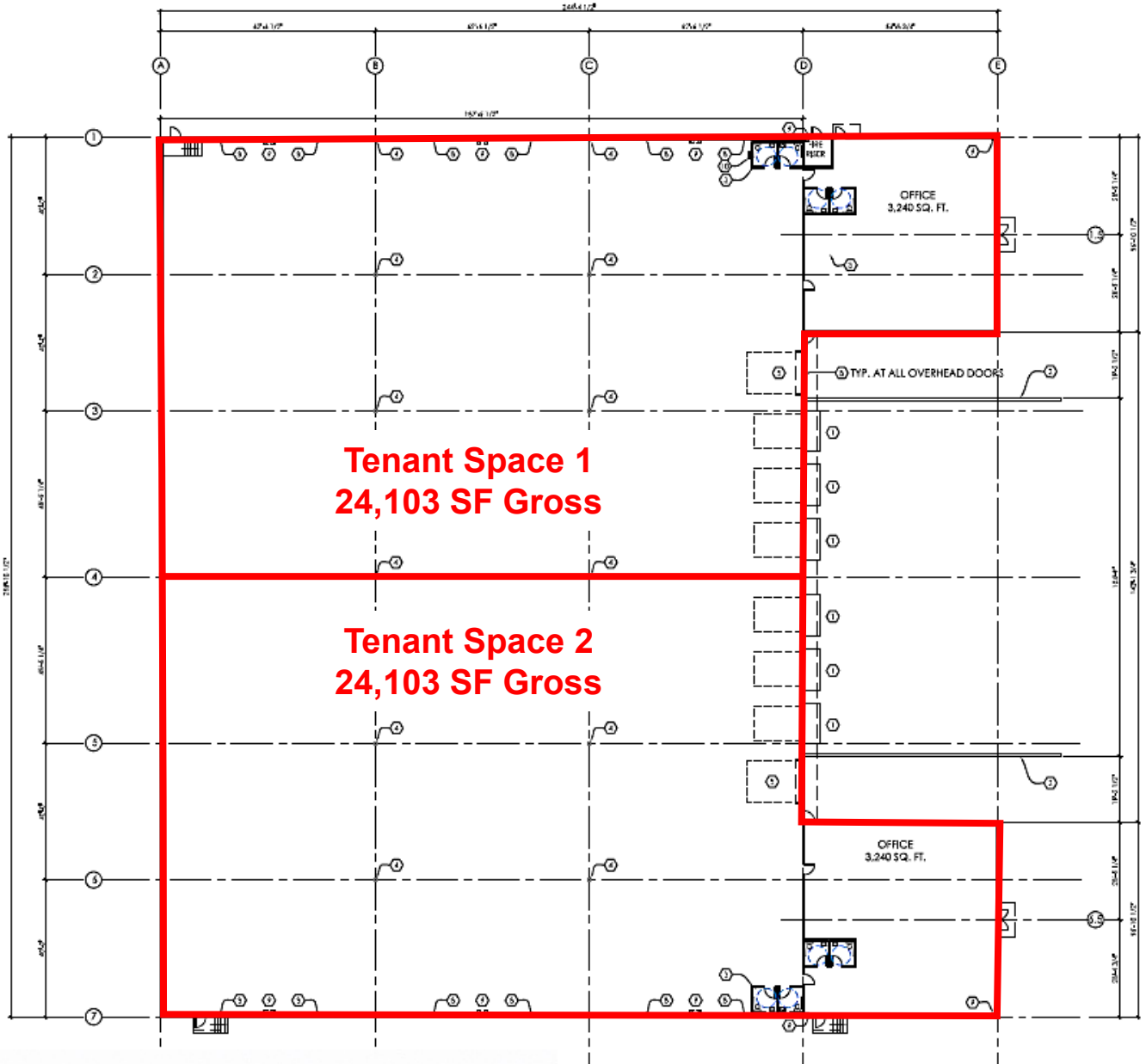
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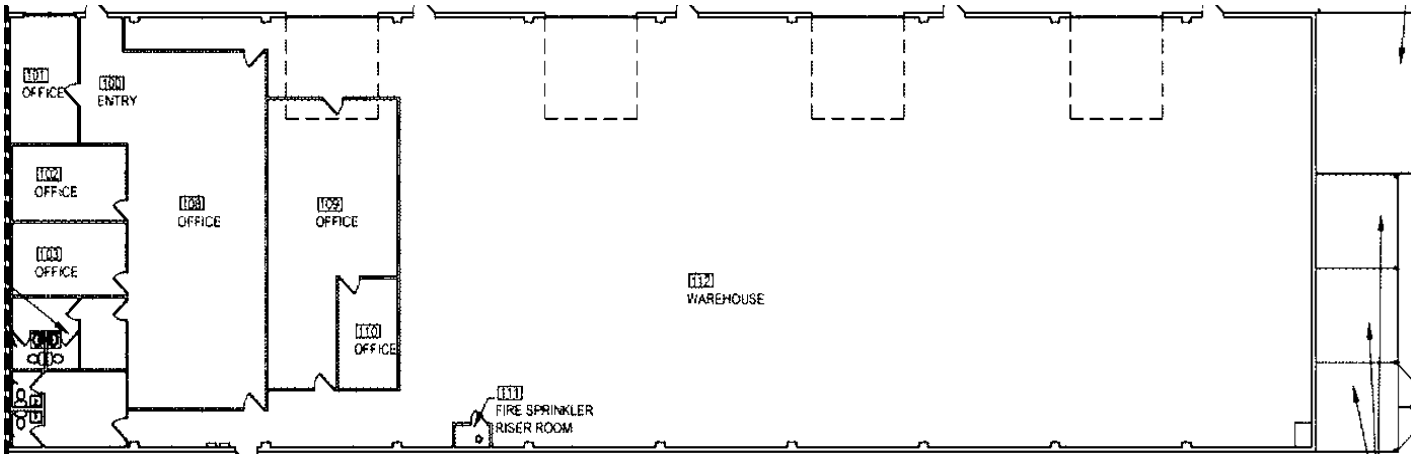
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## 2025 2026 Demographics

	2-Mile	5-Mile	10-Mile
Est. Population	58,966	285,050	677,837
<b>Avg. Household Income</b>	<b>\$103,643</b>	<b>\$106,266</b>	<b>\$118,668</b>
Daytime Employment	21,556	111,523	312,002

## Average Daily Traffic Counts

NE 63<sup>rd</sup> St @ NE 66<sup>th</sup> Ave W – 11,194  
 NE Andresen Rd @ NE 63<sup>rd</sup> St N – 22,878  
 NE Andresen Rd @ NE 60<sup>th</sup> St N – 24,505

This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.