

FOR LEASE

HEAVY INDUSTRIAL (IH)

1401 W Fourth Plain Blvd | Vancouver, WA 98660

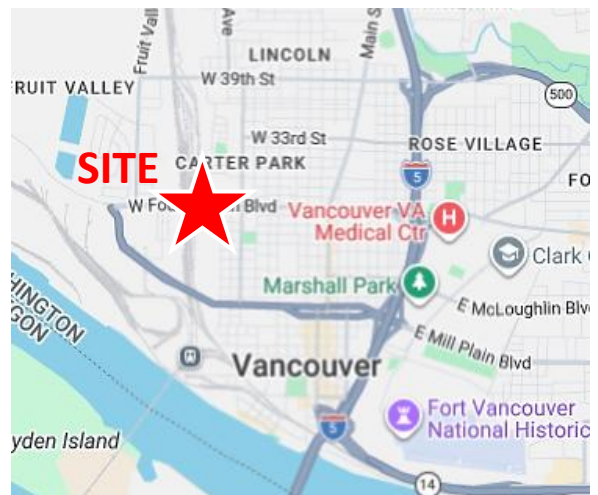


900 Washington St, Suite 850, Vancouver, WA
360.750.5595 | www.fg-cre.com



PROPERTY HIGHLIGHTS

- Available Space: +/- 220,000 SF (See page 2 floor plan) Spaces A, B, and C can be combined.
 - ✓ Space A and B +/- 155,298 SF (139,651 SF ground floor, 15,647 SF second floor office)
 - ✓ Space C +/- 62,448 SF
- Fenced Yard: +/- 100,000 SF
- Lease Rates:
 - ✓ Warehouse - \$0.76 - \$0.84/SF NNN
 - ✓ Yard - \$0.15/SF
- Building signage
- Lot Size: 12.13 AC
- Dock Doors: Eighteen (18) docks
- Grade Doors: Three (3) grade
- Clear Height: 18'-24'
- Power: 10K Amps
- Rail Potential: Yes
- Zoning: Heavy Industrial (IH)



FOR MORE INFORMATION:

Brett Irons

360.597.0574 | birons@fg-cre.com

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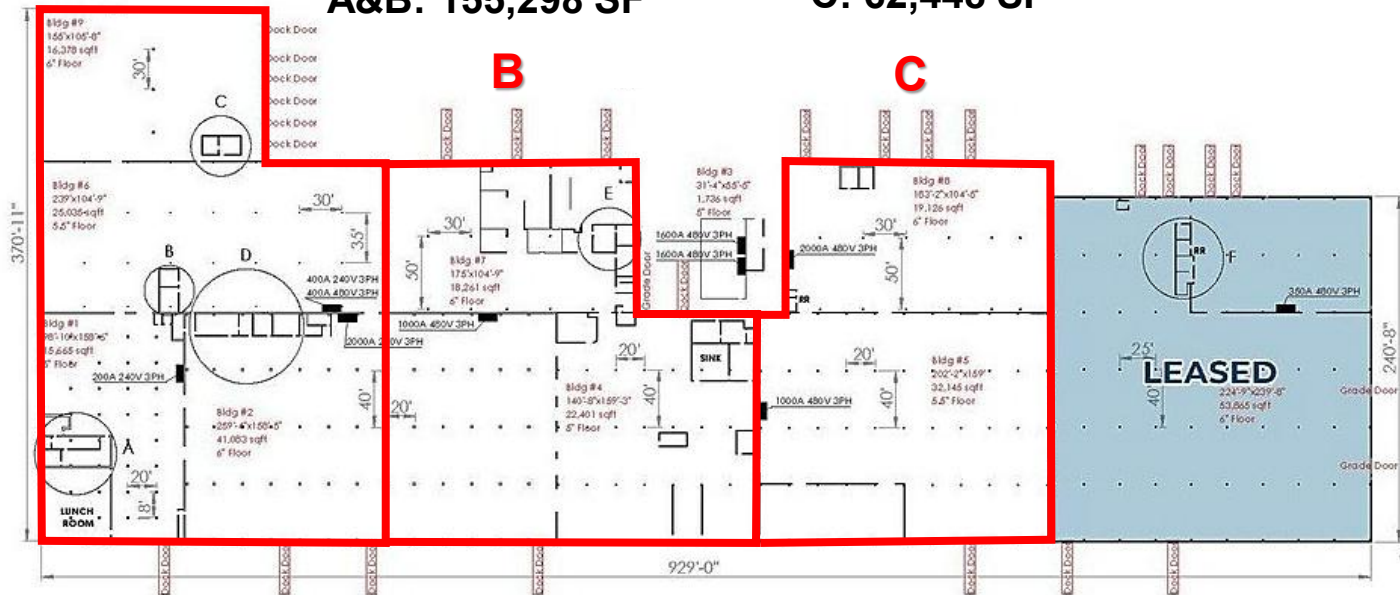
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A

A&B: 155,298 SF

C: 62,448 SF



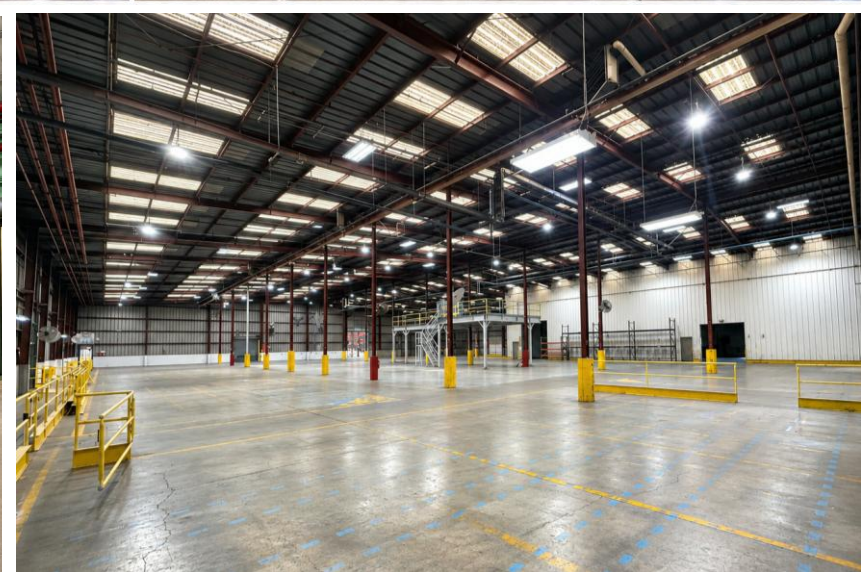
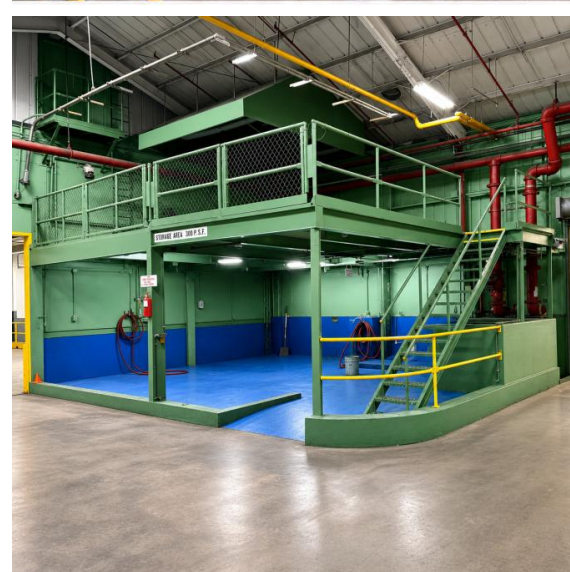
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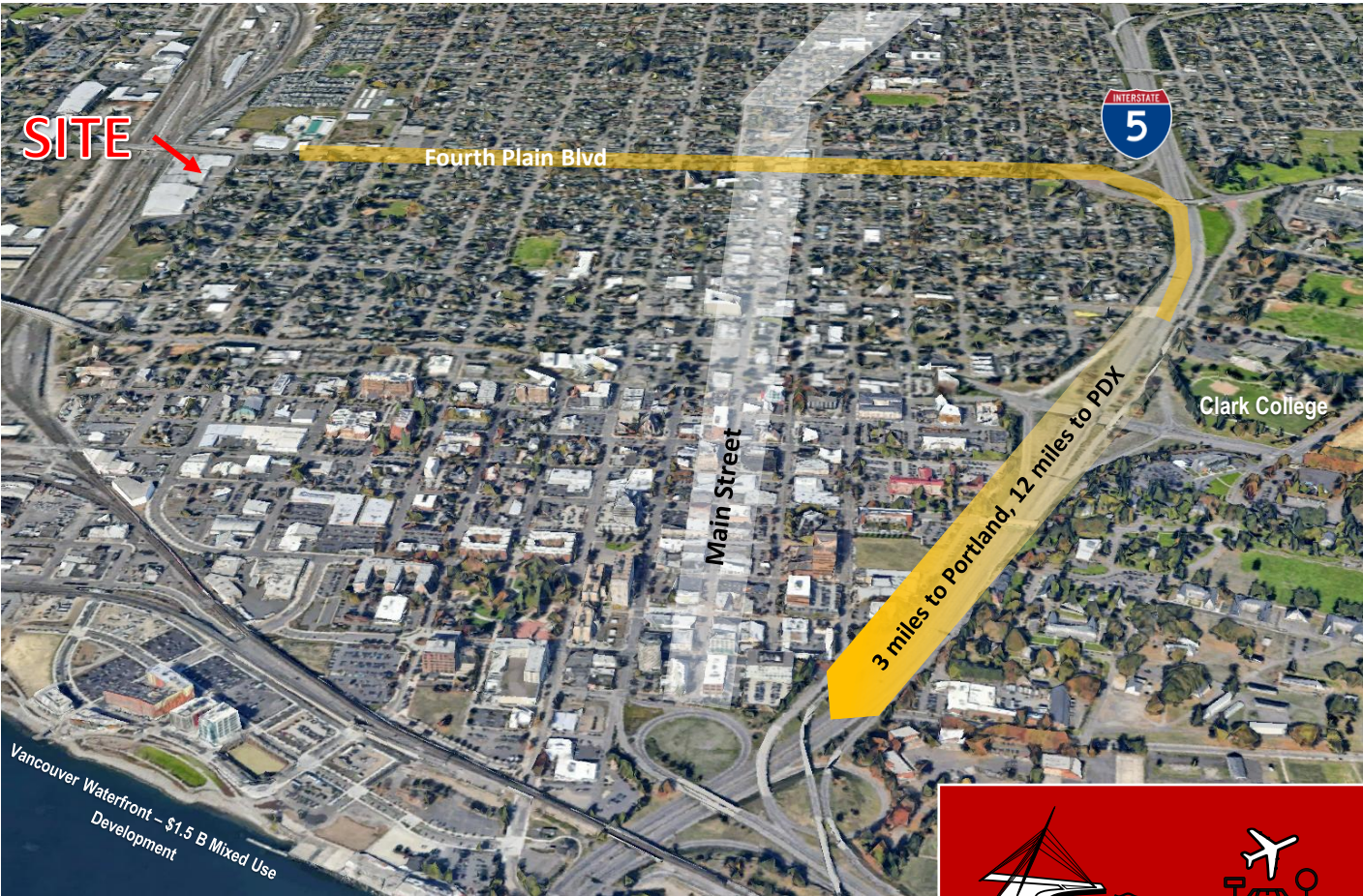
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Vancouver Waterfront - \$1.5 B Mixed Use Development

Main Street

20 blocks of shopping, retail, mixed use, convenience

Average Daily Traffic

W Fourth Plain Blvd @ Markle Ave E - 9,928
W Fourth Plain Blvd @ Kauffman Ave E - 10,639
W Fourth Plain Blvd @ Harney St E - 11,206

2025 DEMOGRAPHICS

| | 1 Mile | 3 Mile | 5 Mile |
|-------------------------------|-----------|----------|-----------|
| Est. Population | 13,383 | 63,725 | 209,820 |
| 2030 Projected Population | 13,898 | 65,810 | 213,702 |
| Est. Average Household Income | \$105,200 | \$98,087 | \$107,282 |
| Est. Total Businesses | 1,824 | 5,026 | 11,602 |
| Est. Total Employees | 12,435 | 39,310 | 99,001 |



\$1.5 B Mixed Use Waterfront Investment



12 Mi. to Portland International Airport



Thriving & Safe Community



16 Min. to Portland's Pearl District



No Corporate or Personal Income Tax



Collaborative Public/Private Business Climate

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.