

22,590 SF WAREHOUSE/OFFICE

OWNER-USER OPPORTUNITY



FOR SALE - \$4,800,000

KW COMMERCIAL | VANCOUVER

2211 E Mill Plain Blvd
Vancouver, WA 98661



Each Office Independently Owned and Operated

PRESENTED BY:

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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

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7217 NORTHEAST 99TH STREET



TREVOR SOSKY

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OVERVIEW

7217 NORTHEAST 99TH STREET

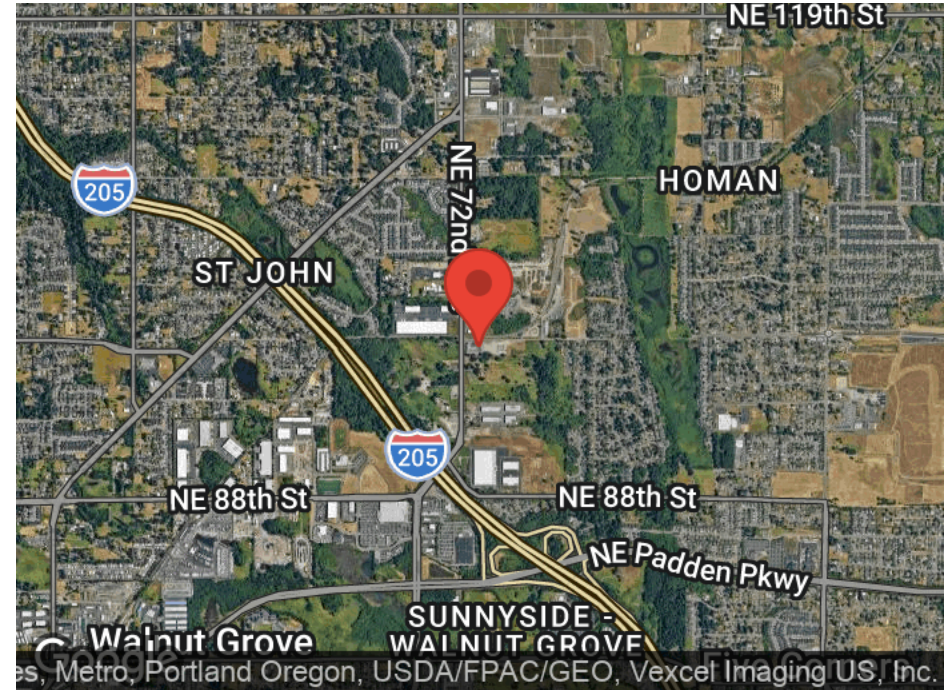


Price:	\$4,800,000
Building SF:	22,590
Lot Size:	1.65 Acres
Signage:	Monument Sign
Parking:	34 Stalls
May 2026 Appraised Value:	\$4,850,000

Property Overview

Prime Owner-User Opportunity with the ability to occupy up to approximately 15,350 SF currently occupied by Frontier Electric (4,120 SF of Office, 8,400 SF of Warehouse, 2,830 SF of Loft/Multi-Use Space).

Additional Spaces: Suite 2 (1,200 SF) occupied by Moreno Performance Auto, Suite 3 (2,400 SF) Vacant, Suite 4 (2,400 SF) occupied by Strife MFG, and Suite 5 (1,240) Vacant office.

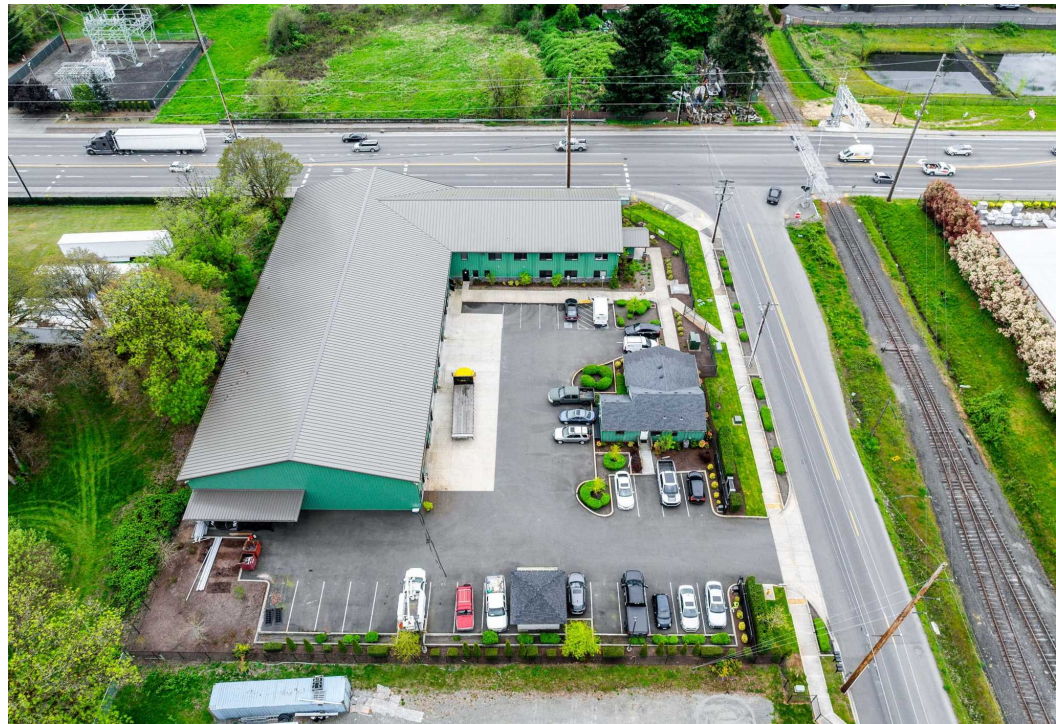


Location Overview

Located at the SE Corner of 72nd Avenue & 99th Street, just to the North of the I-205/Padden Parkway exit. Close proximity to Home Depot, Costco, restaurants and multiple other construction trades.

DRONE AERIALS

7217 NORTHEAST 99TH STREET



BUILDING EXTERIOR

7217 NORTHEAST 99TH STREET



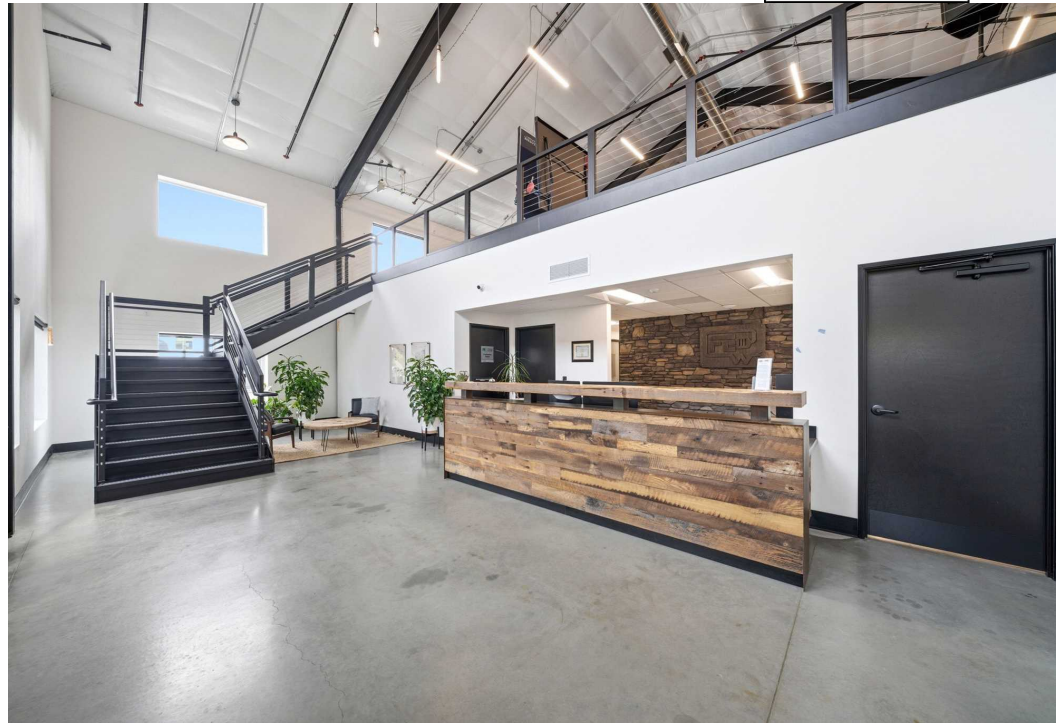
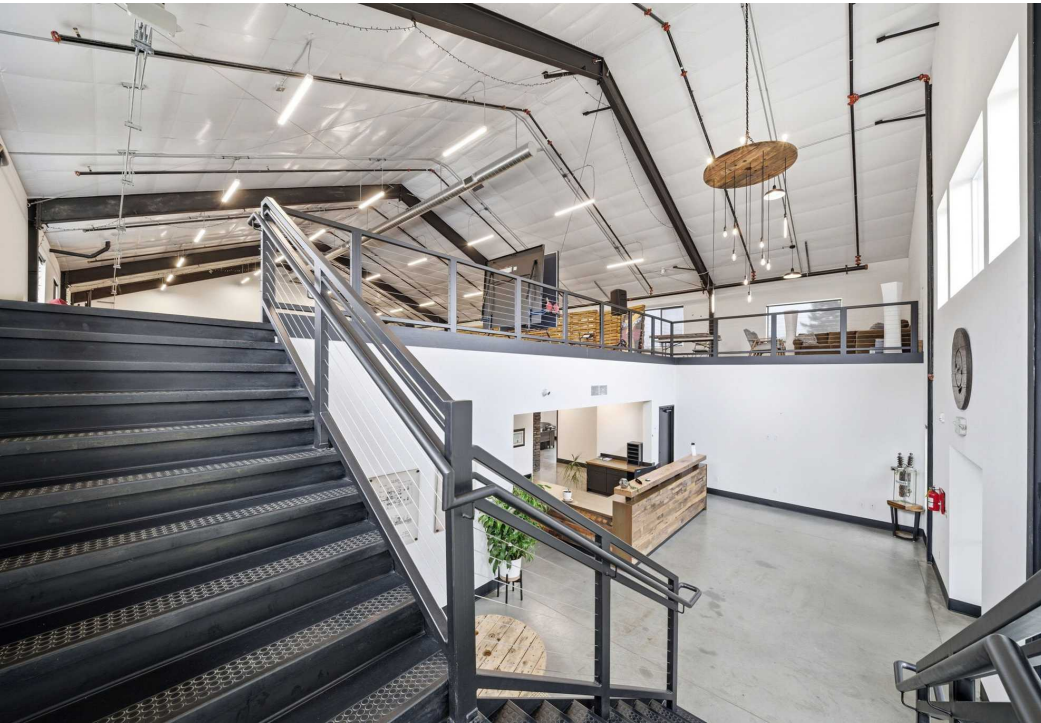
SUITE 3

7217 NORTHEAST 99TH STREET



SUITE 1 - OFFICE

7217 NORTHEAST 99TH STREET



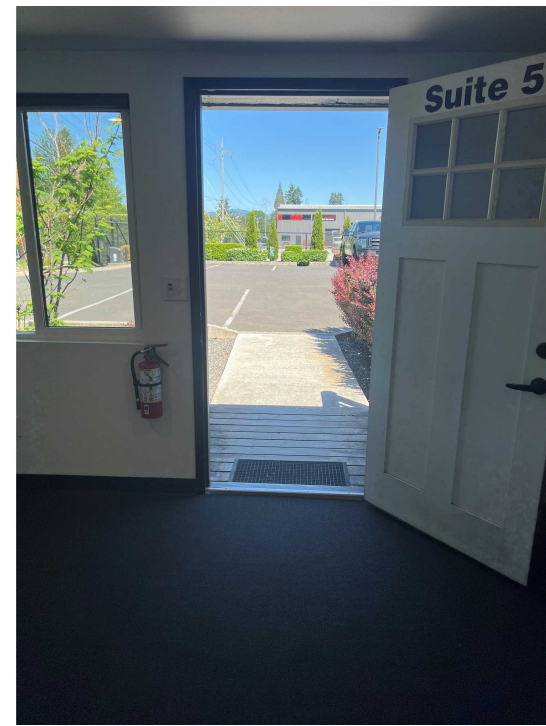
SUITE 1- WAREHOUSE

7217 NORTHEAST 99TH STREET



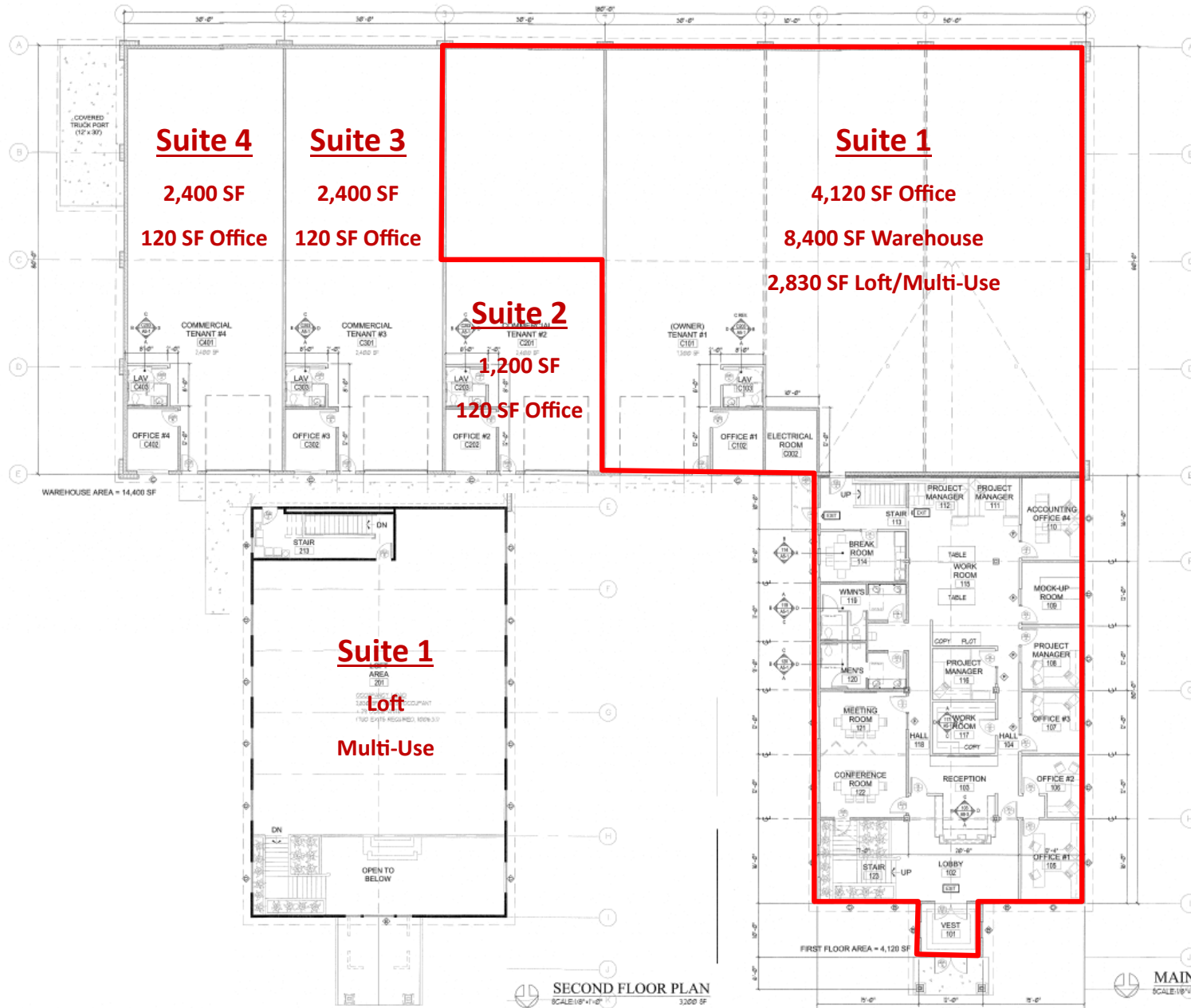
SUITE 5

7217 NORTHEAST 99TH STREET



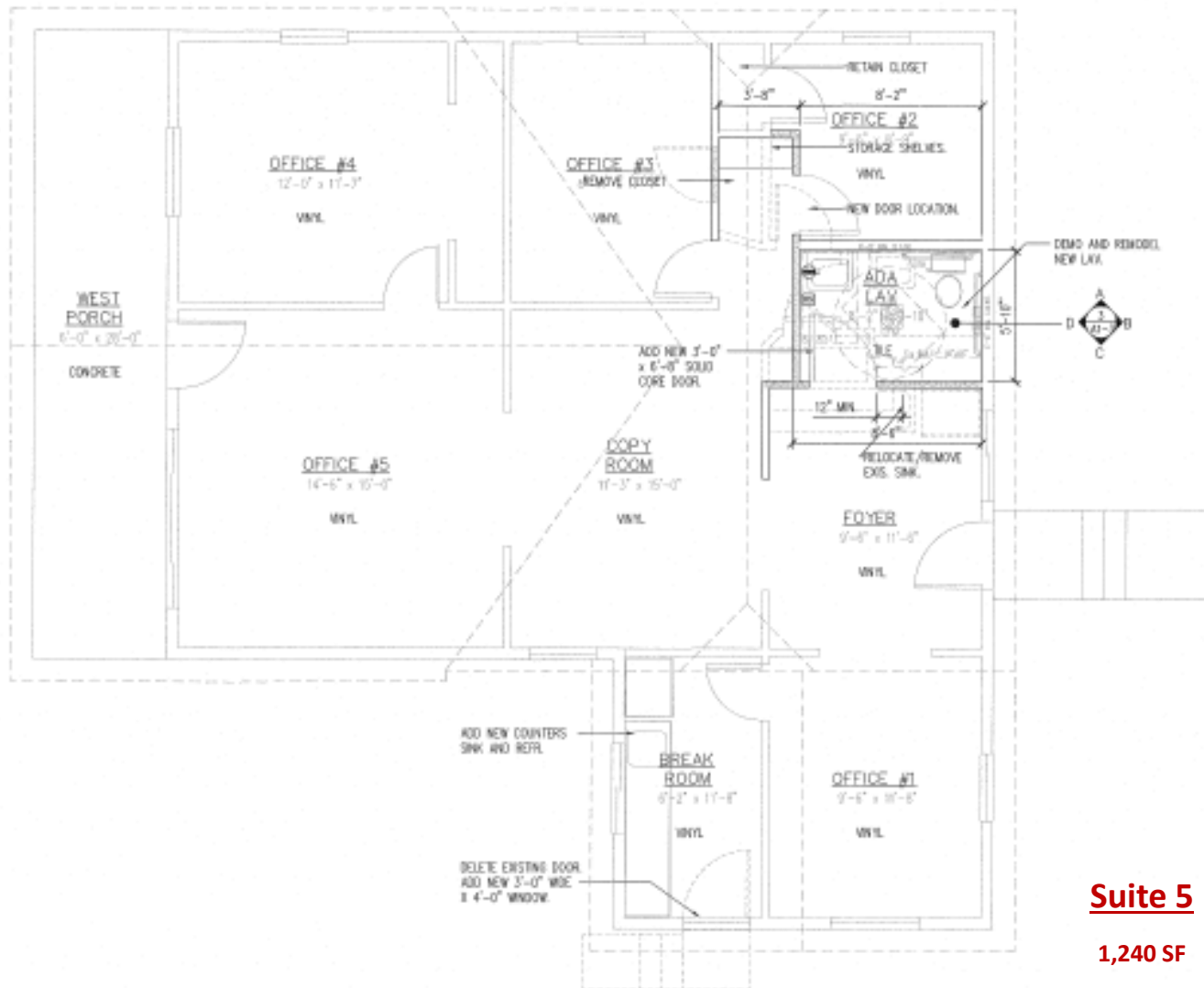
FLOOR PLANS - SUITES 1-4

7217 NORTHEAST 99TH STREET



FLOOR PLAN - SUITE 5

7217 NORTHEAST 99TH STREET



Suite 5

1,240 SF

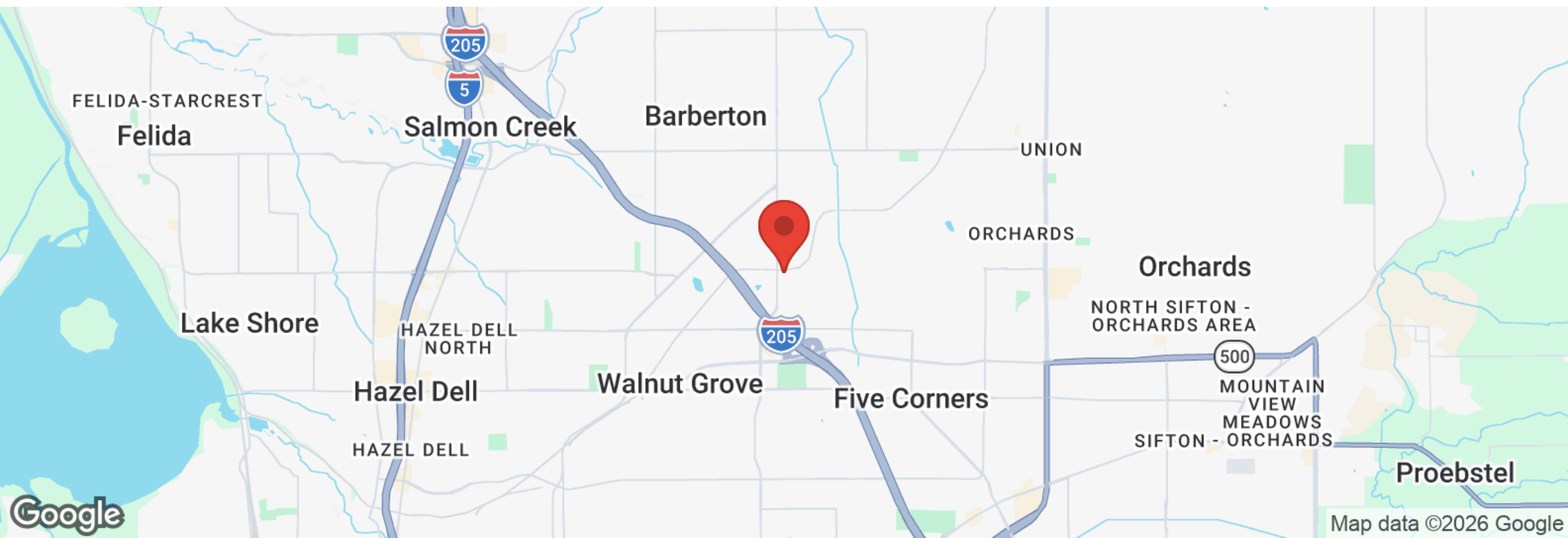
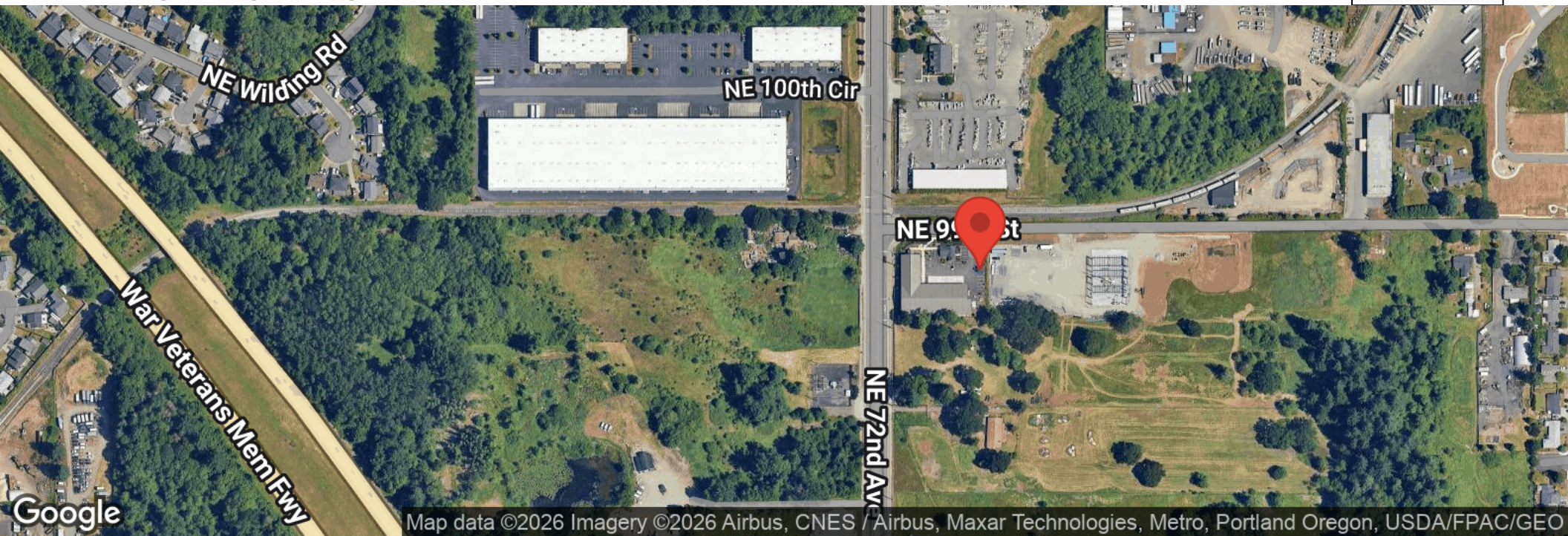


HOME TO OFFICE CONVERSION PLAN

SCALE: 1/4"=1'-0"

LOCATION MAPS

7217 NORTHEAST 99TH STREET



REGIONAL MAP

7217 NORTHEAST 99TH STREET

