

**WHERE
BUSINESS
HAPPENS**

BUILDING 40

Situated in a convenient location just off of I-5, this heavy manufacturing building features 14 high bays, 18 grade level doors, a 49' 6" clear height, and on-site rail service.

SPACE FEATURES

- + 1,021 SF of updated Office Space.
- + 12' Clear Height.
- + 277/480 Volt Power.
- + Easy Access off I-5 and I-205
- + Call for Rates.

BUILDING FEATURES

- + Heavy Manufacturing.
- + Steel and wood-frame, partial metal siding, 240 ft of exterior craneways.
- + 14 High Bays with a total of 496,766 SF.
- + Clear Height 49' 6"
- + Parking for 261 cars + truck parking.
- + 18 Grade Level Doors.
- + Rail Served, with service twice daily.
- + Access to crane rails.
- + Fused disconnect power w/ GFI 800 (2) and 1,200 (2) Amps - 277/480 Volts.
- + All Offices have HVAC.
- + Great Bay Ventilation.
- + Bays are 76' 6" wide x 49' 6" high.

PARK FEATURES

- + 2,400,000 SF across 27 buildings.
- + Multi-use buildings can fit various use needs.
- + Over 52 acres of Outside Storage.
- + Just off Highway 14 – easy access to I-5 and I-205.
- + Zoned for Heavy Industrial and Light Industrial.
- + Twice daily Rail Service to various buildings.
- + On-site Management Team.
- + Services for Commercial Trucking.
- + Truck scale/Truck Wash onsite.
- + 2 Barge Slips (up to 100 ft wide).
- + Local Ownership.
- + Washington State tax benefits.
- + Corporate Business Park amenities.

BUILDING

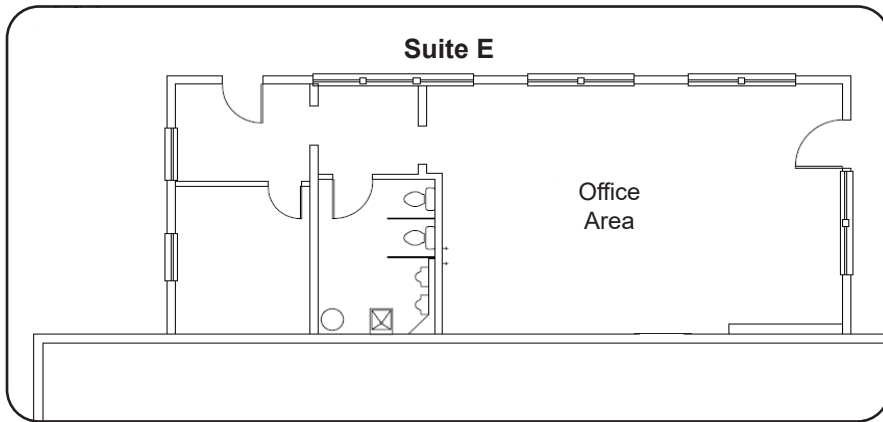
40

SUITE

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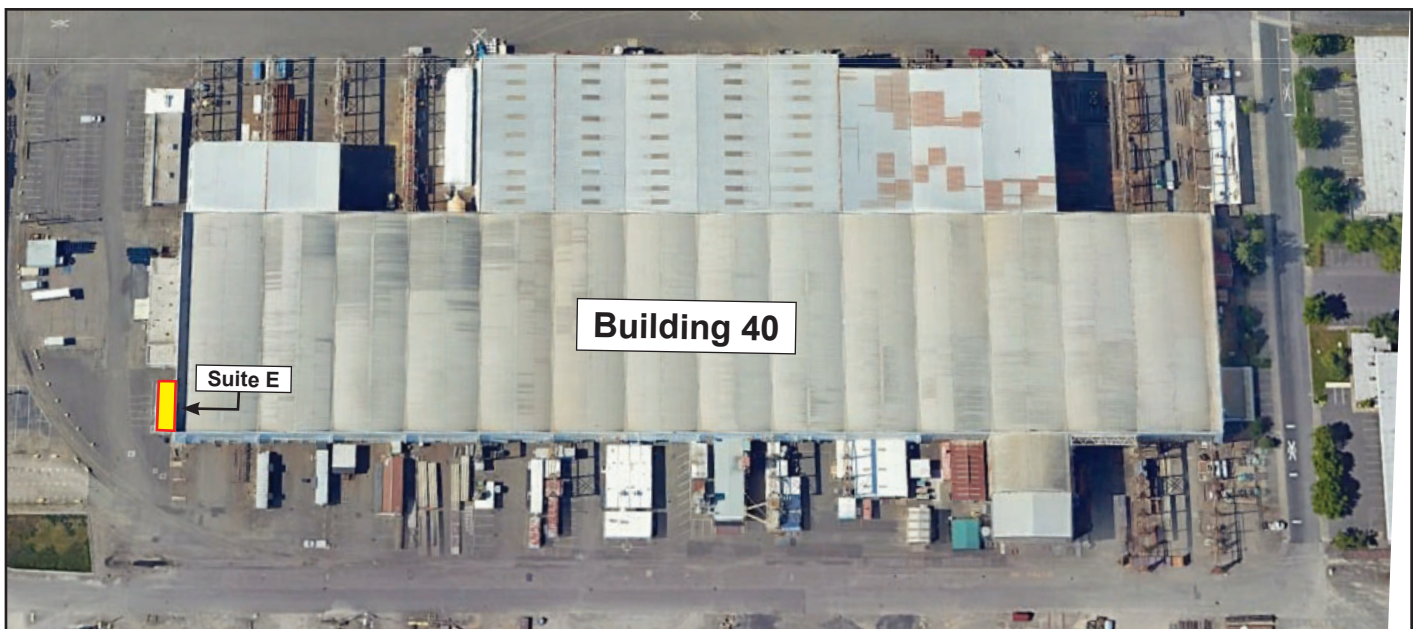
SQUARE FEET

1,021



PHOTOS / FLOOR PLAN:

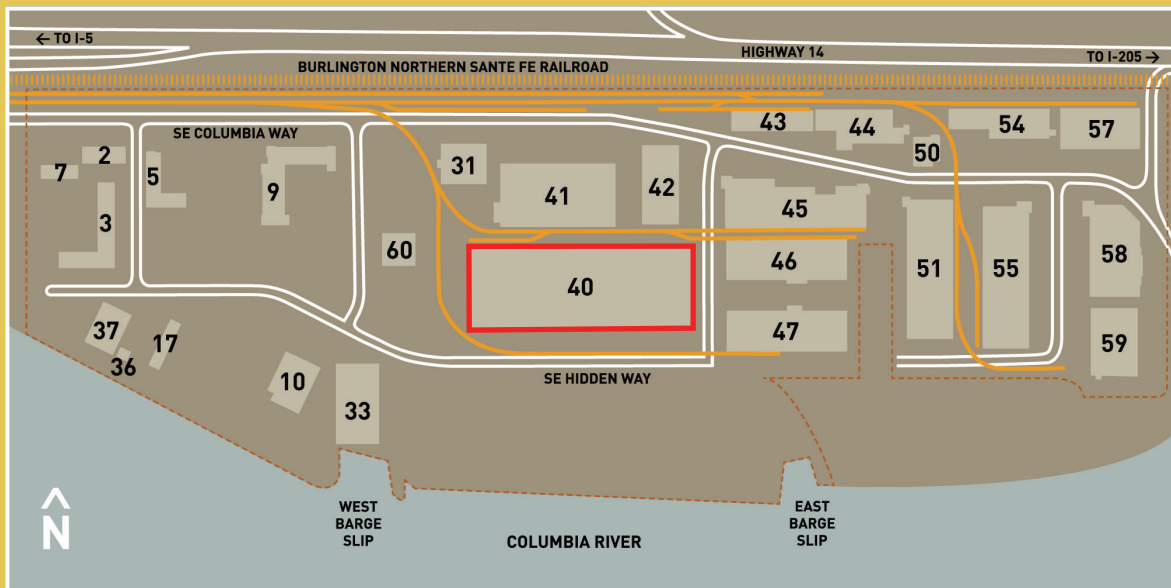
At just over 1,000 SF, this multi-purpose office with a great location may be a good match for your industrial and distribution needs.





Columbia Business Center has evolved into one of the largest most unique industrial parks in the Pacific Northwest with over 220 acres of waterfront property housing 2 million square feet of outside storage, rail services, barge/water access and 27 buildings that are home to more than 100 tenants. The versatility of this park is unmatched as many buildings are rail-served and larger projects can be loaded out on the Columbia River by way of the active barge slip. Strategically located off Highway 14 and minutes away from both I-5 and I-205, with shopping, restaurants, walking trails and many other amenities at Columbia Business Center's doorstep, this remains the place "Where Business Happens". Columbia Business Center's dynamic history contributes to its vibrant tenant base and high occupancy rate. We invite you to contact us so you become a part of our future!

< TO DOWNTOWN VANCOUVER AND PORTLAND



PORTLAND AIRPORT v

A PROJECT BY

KILLIAN PACIFIC

RAIL SERVICE 

BUILDINGS 

FOR LEASING INFORMATION CONTACT
Coleman Brown, CCIM, Principal Broker
 Coleman@CCPprop.com • (360) 952-4758
Columbia Commercial, LLC

