

SPACE AVAILABLE FOR LEASE

6300 NE St James Rd #102 Vancouver, WA



[VISIT MAJCRE.COM](http://www.MAJCRE.COM)



5,400 SF | \$7,650 + NNN / Month

M2J Business Park- a well-established, high-performing commercial center offering flexible warehouse and flex space solutions for a broad range of businesses focused on growth and long-term success.

Versatile 5,400 SF flex commercial unit featuring a functional mix of retail, open space, and storage. The space includes a front retail/showroom area, rear storage rooms, a large clear-span open bay with roll-up door, an upstairs office or storage area, and two restrooms. The flexible layout is ideal for a wide range of uses including fitness or training facilities, recreation or specialty users, showroom with warehouse, light industrial, service-based, or creative businesses. The roll-up door and open bay support equipment access and adaptable build-out options.

- HIGHLY ADAPTABLE LAYOUT
- ROLL-UP DOOR FOR EQUIPMENT OR DELIVERIES
- FRONT RETAIL/SHOWROOM PRESENCE
- TWO RESTROOMS
- CLEAR-SPAN OPEN AREA
- UPSTAIRS OFFICE OR STORAGE
- IDEAL FOR MIXED-USE OPERATIONS

Katie Panarra

360.823.5101

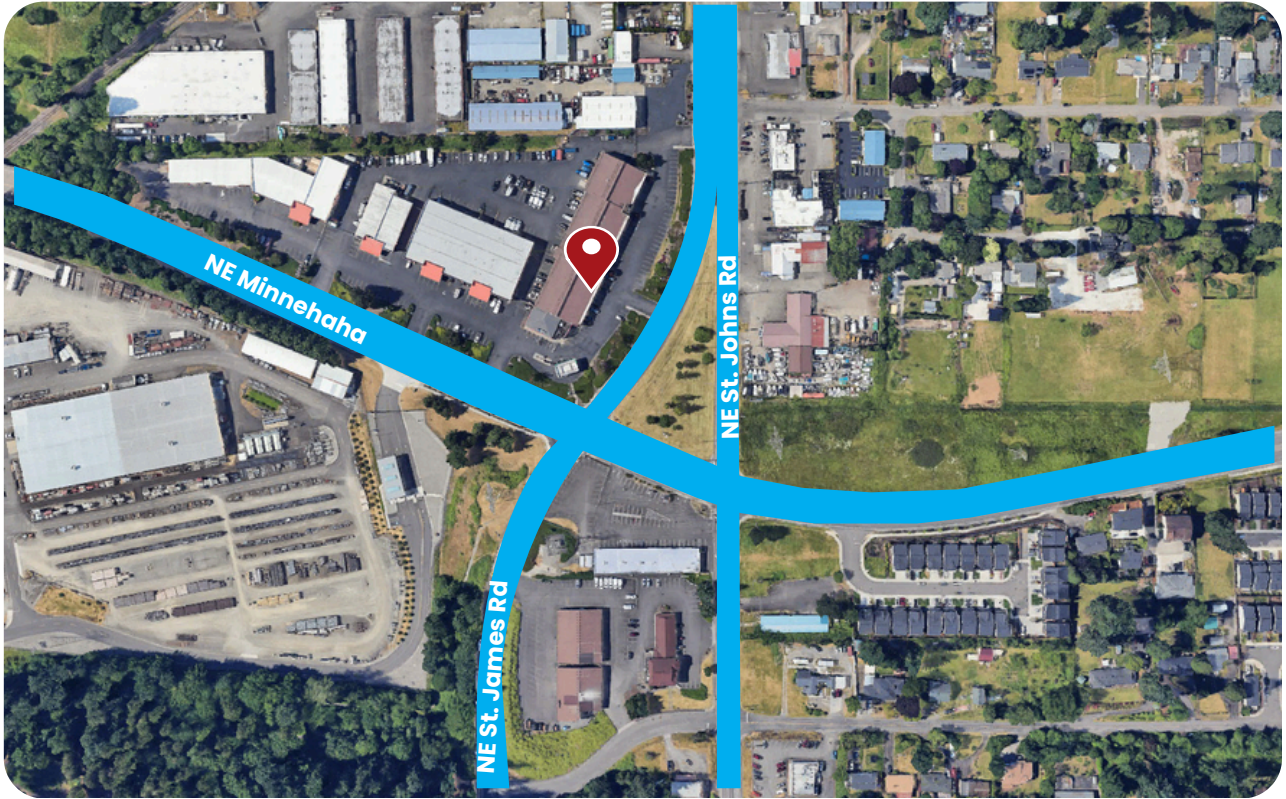
Katie@MAJCRE.com

MAJ COMMERCIAL REAL ESTATE

300 W 15th Street Ste 200 Vancouver, WA
Office: 360.699.4494 | www.MAJCRE.com

While the information provided is not guaranteed, it has been obtained from sources we deem reliable.

LOCATION



KEY LOCATION ADVANTAGES

Freeway Access: Enjoy seamless connectivity with rapid access to both Interstate 5 (I-5) and Interstate 205 (I-205), facilitating efficient movement of goods and personnel throughout the Portland-Vancouver metropolitan area and beyond.

High Visibility and Traffic Flow: Situated at the intersection of St. James and Minnehaha, the location benefits from strong local traffic patterns, ensuring visibility and easy navigation for clients and employees.

Proximity to SR 500: The location offers excellent access to State Route 500 (SR 500), a key east-west expressway that links I-5 and I-205 and provides an alternative major route across Vancouver.



PROPERTY PHOTOS



While the information provided is not guaranteed, it has been obtained from sources we deem reliable.



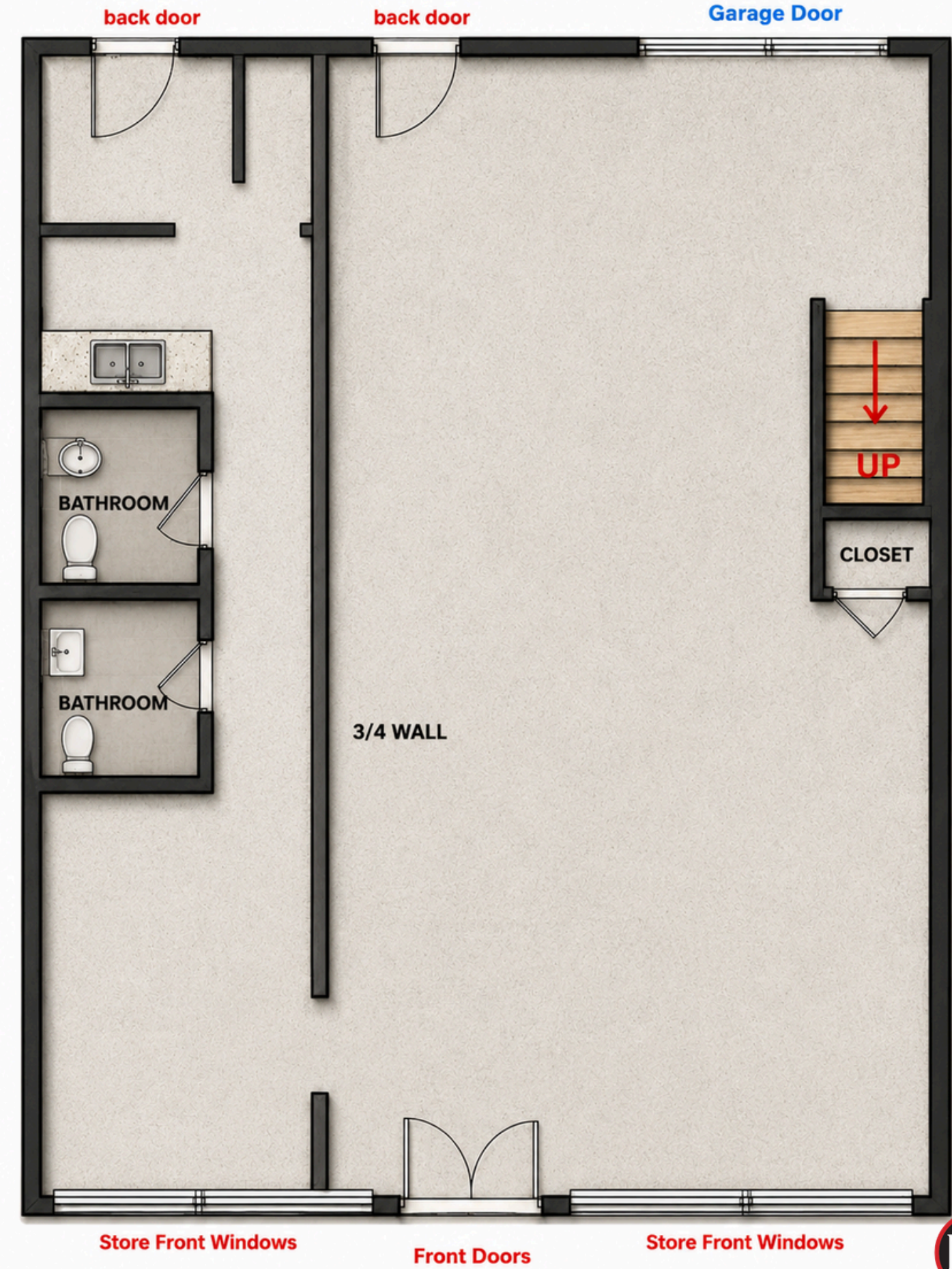
PROPERTY PHOTOS



While the information provided is not guaranteed, it has been obtained from sources we deem reliable.



FLOOR PLAN



While the information provided is not guaranteed, it has been obtained from sources we deem reliable.

