

FOR LEASE

EAST FIRST STREET DISTRIBUTION CENTER

2300 E 1st Street | Vancouver, WA 98661



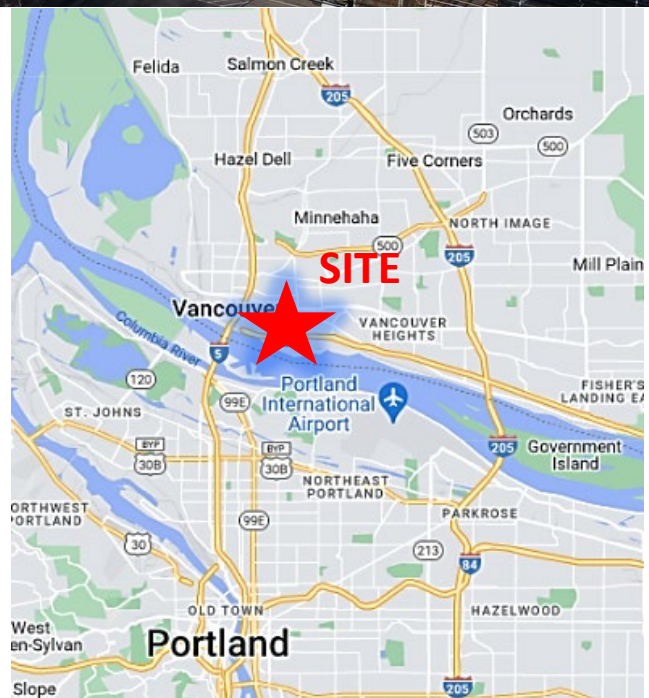
900 Washington St, Suite 850, Vancouver, WA
360.750.5595 | www.fg-cre.com



PROPERTY HIGHLIGHTS

Available

- 43,000 SF – can be divided
- Approx. 5,870 SF showroom/office on south end and an additional 1,367 SF of office w/ restroom within the central section of warehouse
- 3 grade level loading doors
- 6 dock level loading doors
- Clear height: 22' - 24'
- Heavy power 1,200a/480v 3p
- Sprinklered
- Ample parking
- Zoned IL – light industrial
- Rate: \$0.95-\$1.10/SF NNN(est. \$.30)
- Near by retailers:



FOR MORE INFORMATION:

Brett Irons
360.597.0574 | birons@fg-cre.com



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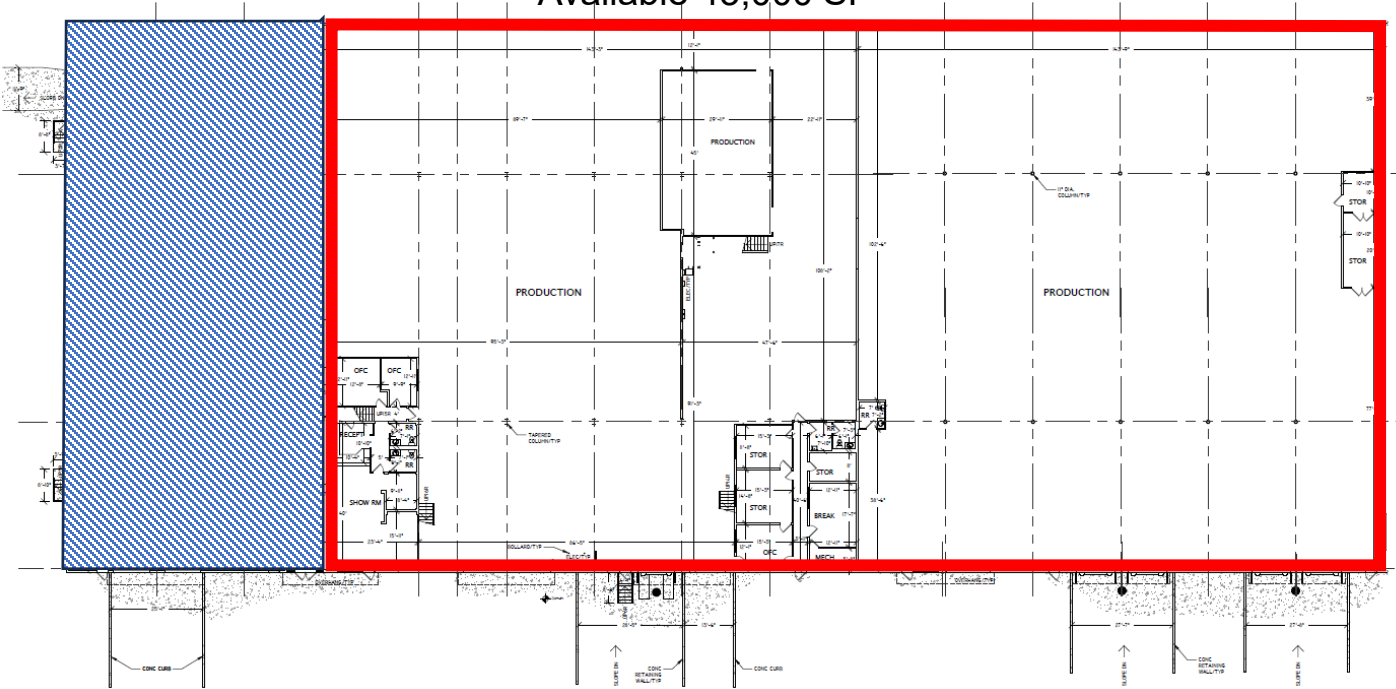
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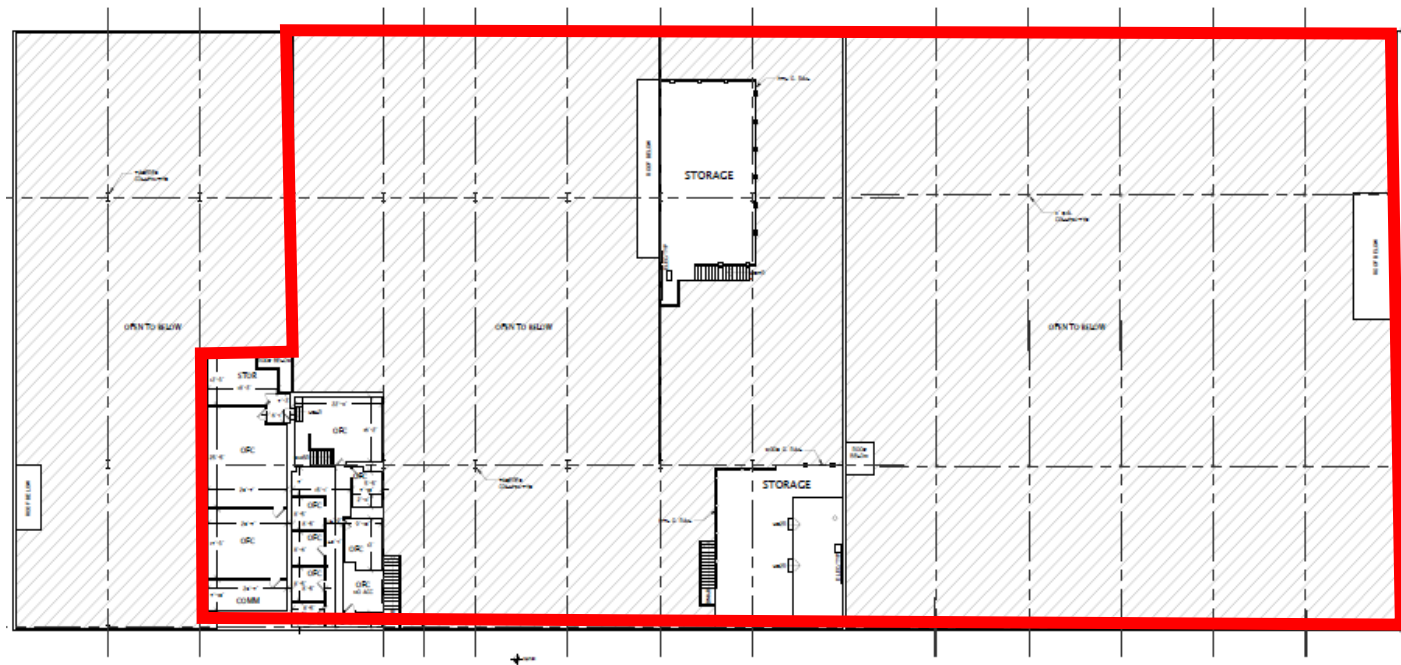
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First Floor Warehouse and Showroom/Office

Available 43,000 SF



Second Floor Office



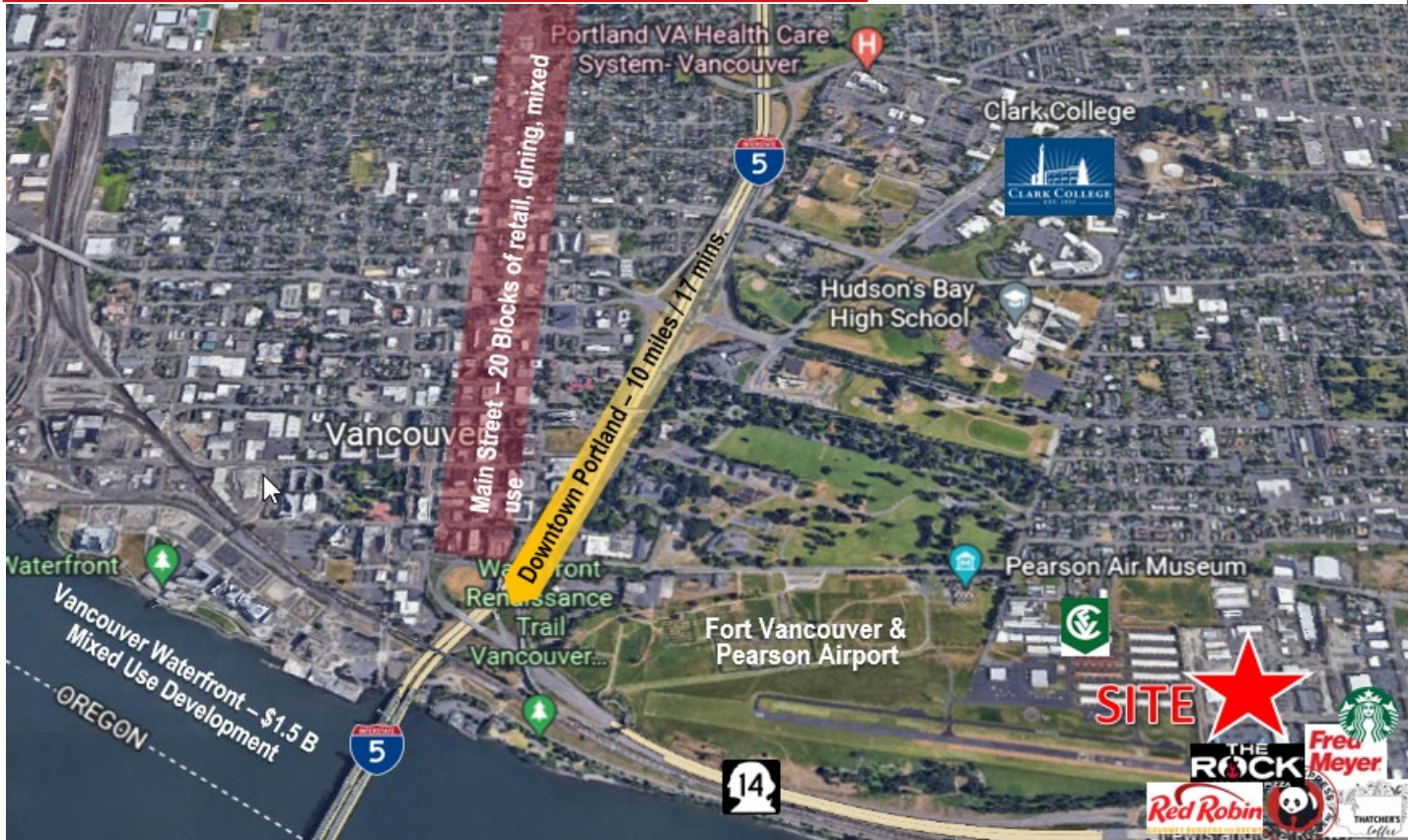
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Tax Comparison: Oregon vs. Washington

Tax Type	Oregon	Washington
Corporate Income (Excise) Tax	Yes	No
Washington Business & Occupation (B&O) Tax	No	Yes
Oregon Corporate Activity Tax	Yes	No
State Personal Income Tax	Yes	No
County Business Income Tax	Multnomah	No
Sales Tax (State & Local Combined)	No	Yes
Real Estate Transfer Tax	Washington County	Yes

2025 Demographics

	1 Mile	3 Mile	5 Mile
Est. Population	6,537	77,567	265,966
2030 Projected Population	7,080	83,242	277,101
Est. Average Household Income	\$91,678	\$100,038	\$108,780
Est. Total Employees	6,004	55,345	130,011

Average Daily Traffic

Columbia House Blvd @ Lewis and Clark Hwy – 57,002
Columbia House Blvd @ S Grand Blvd E – 11,260
SE Lewis and Clark Hwy @ Columbia House Blvd – 64,623

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.