

# SMALL WAREHOUSES FOR LEASE

## Roosevelt Business Park, Bldg. B

2410 Roosevelt Avenue • Vancouver, WA 98660



### Features:

- Warehouse Spaces: 630 or 1,260 SF Shell
- Warehouses with Office Space: 1,890 SF Shell
- Clear Height: 16'-18'
- Power: Single Phase
- Roll-Up Doors: 12' Wide x 14' High
- Easy Access to Fourth Plain Blvd., Mill Plain Blvd., Downtown Vancouver, I-5, SR-500, SR-14 & PDX

For more information contact  
**Coleman Brown, CCIM**  
at (360) 952-4758  
or [Coleman@CCPprop.com](mailto:Coleman@CCPprop.com)  
[www.CCPprop.com](http://www.CCPprop.com)

### Spaces & Pricing:

Space	Total Area Sq. Ft.	Warehouse Area Sq. Ft.	Office Area Sq. Ft.	Base Rent plus NNN Cost
<b>Building B</b>				
Warehouse/Office Space A	1,890 SF	1,260 SF	630 SF	\$2,710 per Month + NNN
Large Warehouse Space B	1,260 SF	1,260 SF	0 SF	\$1,700 per Month + NNN
Small Warehouse Space C	630 SF	630 SF	0 SF	\$850 per Month + NNN

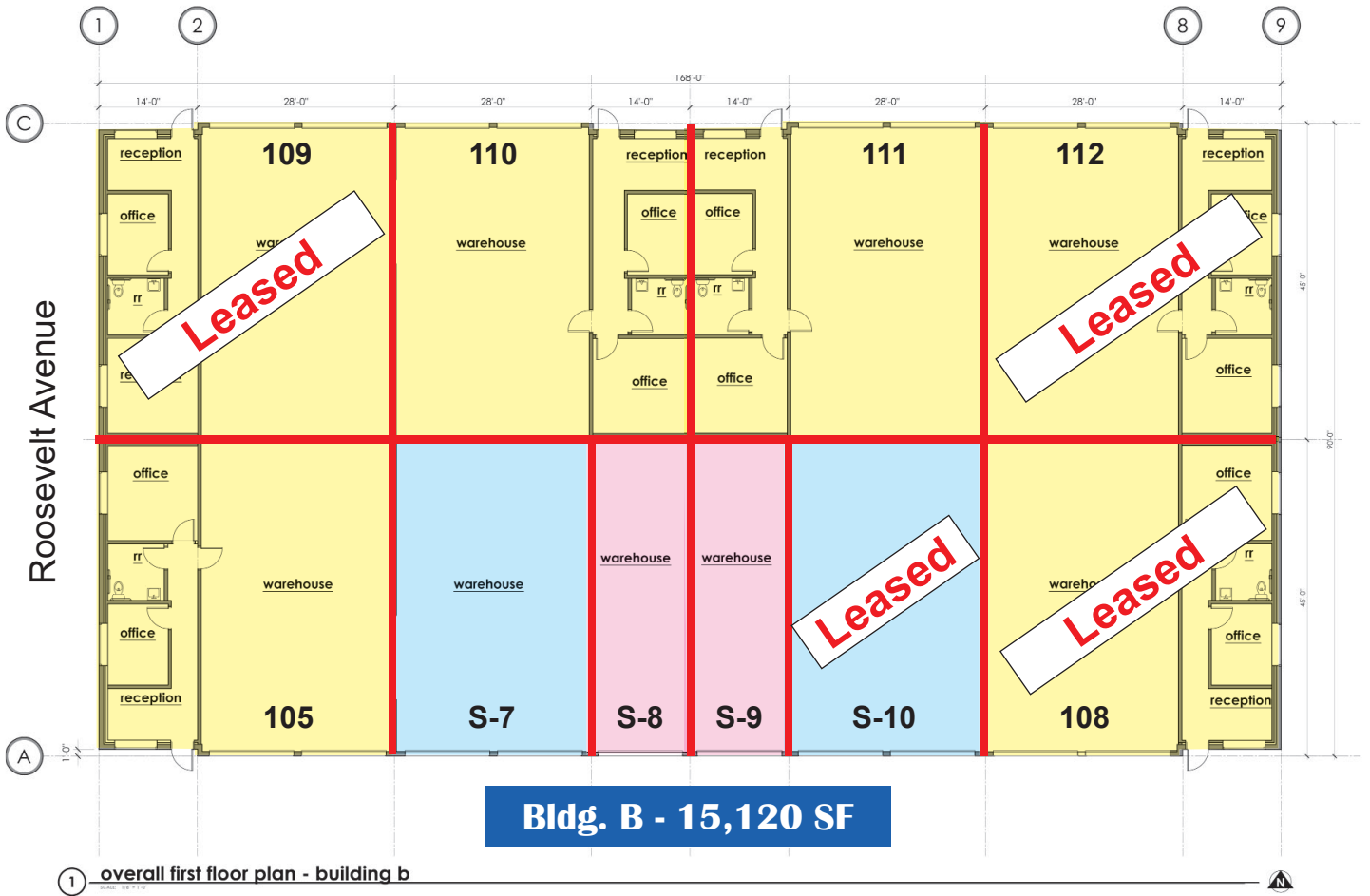


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9120 NE Vancouver Mall Loop, Suite 266, Vancouver, WA 98662  
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*The information contained herein has been obtained from sources we deem reliable.  
We do not, however, guarantee its accuracy. All information should be verified prior to purchase or lease.*

# Space Plan & Details:



SPACE DESIGNATION  = A  = B  = C

Legend - Bldg. B			
SPACE DESIGNATION	TOTAL AREA SQ. FT.	WAREHOUSE AREA SQ. FT.	OFFICE AREA SQ. FT.
Warehouse/Office A	1,890 SF	1,260 SF	630 SF
Large Warehouse B	1,260 SF	1,260 SF	0 SF
Small Warehouse C	630 SF	630 SF	0 SF

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