

FOR SUBLEASE

Industrial Warehouse

6220 NE 147th Ave, Vancouver, WA 98682

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Class A Warehouse

6220 NE 147TH AVE, VANCOUVER, WA

Sublease Opportunity | ±26,791 SF

Centered in the Clark County’s rapidly expanding Orchards submarket adjacent to major throughfares, employee support services, and retail.

FOR SUBLEASE
CALL BROKER FOR RATE

Location Details:

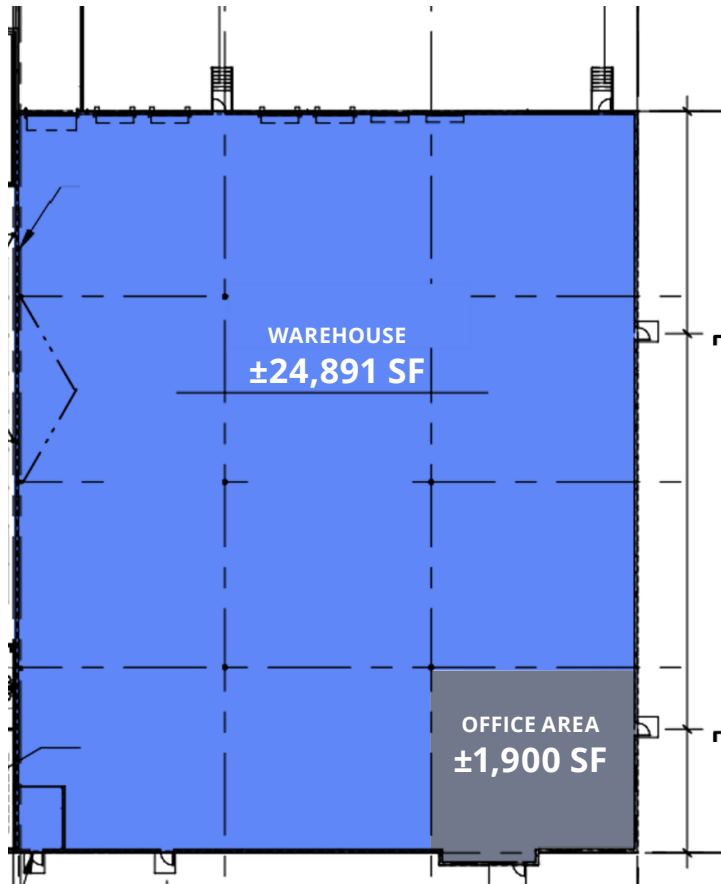
6220 NE 147th Avenue presents a rare opportunity to secure high-quality industrial space in one of the Pacific Northwest’s most dynamic and accessible markets. It is ideally positioned just minutes from Interstate 205 and State Route 500, allowing for seamless east-west travel and efficient access to regional and national logistics networks.

Clark County as a whole has been welcoming roughly 1,000 new residents per month, with Vancouver ranked among the top 20 fastest-growing cities in the U.S. in 2024. This sustained population growth is fueling a larger, more robust labor force and a deepening consumer base.

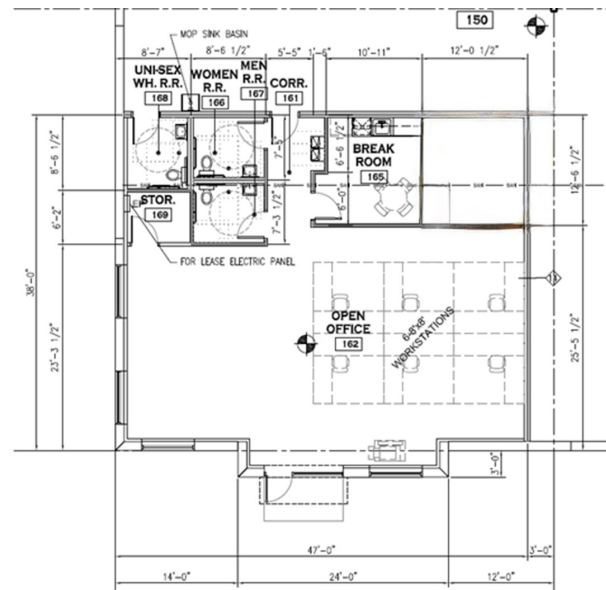
Property Details

Total Building SF	±72,000
Available Space	±26,791
Warehouse SF	±24,891
Office SF	±1,900 with break room, open office area, and storage room
Term	Sublease to November 30, 2026
Acreage	5.21 Acres
Construction	Concrete tilt-up
Ceiling Height	28'
HVAC	Forced air furnaces throughout warehouse
Dock Doors	6; 4 pit mounted levelers with dock packages
Grade Doors	1
Power	3-Phase
Fire Suppression	ESFR
Lighting	LED
Year built	2021
Zoning	(IL) Light Industrial
Yard	Gated and secured yard area
Parking	0.9/1,000 SF
Other	Metal roof with Cambridge ventilation

Floor Plan



Office Plan



Property Features

- Possibility to expand building to suit larger needs
- Multiple ingress and egress points
- Dock packages and a ramped dock door
- Ample parking with trailer stalls
- Flexible I-L zoning allows for a wide variety of general industrial uses

±26,791
square feet
available

Area Map



Driving Distances

Interstate 205 2.5 miles

SR-14 7.4 miles

Downtown Vancouver 9.6 miles

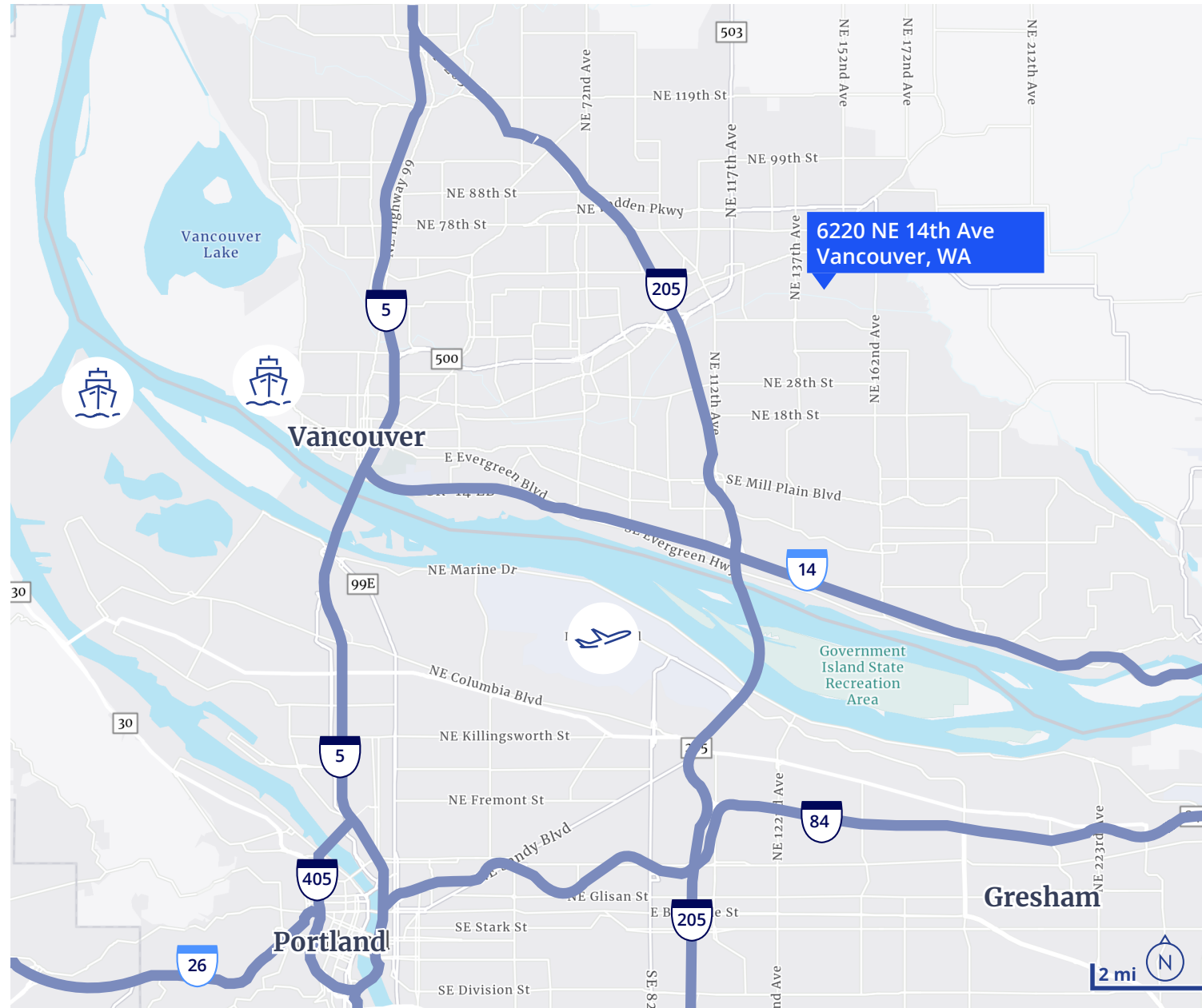
I-5 8.0 miles

Port of Vancouver 10.5 miles

I-84 West 11.8 miles

Port of Portland 15.8 miles

Downtown Portland 20 miles



Building Photos



Interior Photos



Corporate Neighbors & Accessibility



For more information, contact:

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