

FOR SALE

OWNER/USER FLEX INDUSTRIAL OPPORTUNITY

6511 E 18th Street | Vancouver, WA 98661



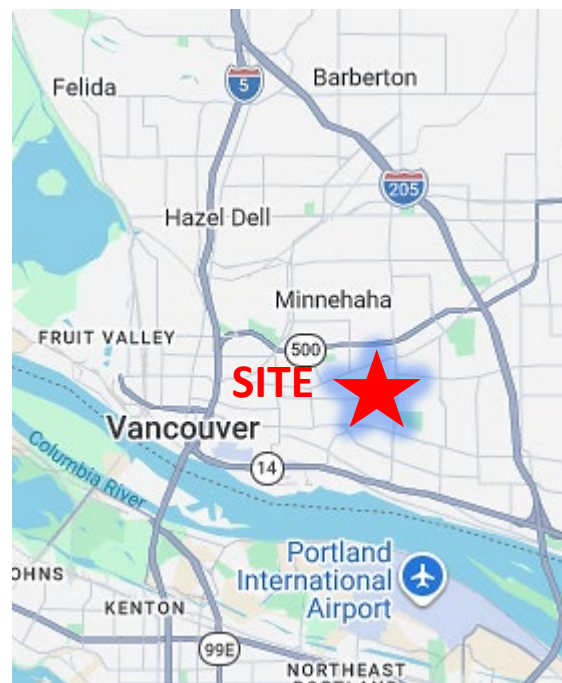
900 Washington St, Suite 850, Vancouver, WA
360.750.5595 | www.fg-cre.com

**PRICE
REDUCED**



PROPERTY HIGHLIGHTS

- 18,151 RSF on approximately 1.7 acres of Light Industrial (IL) land
- 10,487 RSF office
- 7,664 RSF warehouse
- Roofs & HVAC units replaced in 2019
- 600 Amp electrical service to the property
- Fully-fenced property with 21 gated parking stalls, abundant street parking and fenced yard storage for vehicles or materials
- Beautiful landscaping with play structures, benches and walking paths
- Onsite billboard generates revenue
- Great visibility and signage opportunity directly on
- Adjacent to the Burnt Bridge Creek Trailhead
- **\$4,195,000 (\$231/SF)**



FOR MORE INFORMATION:

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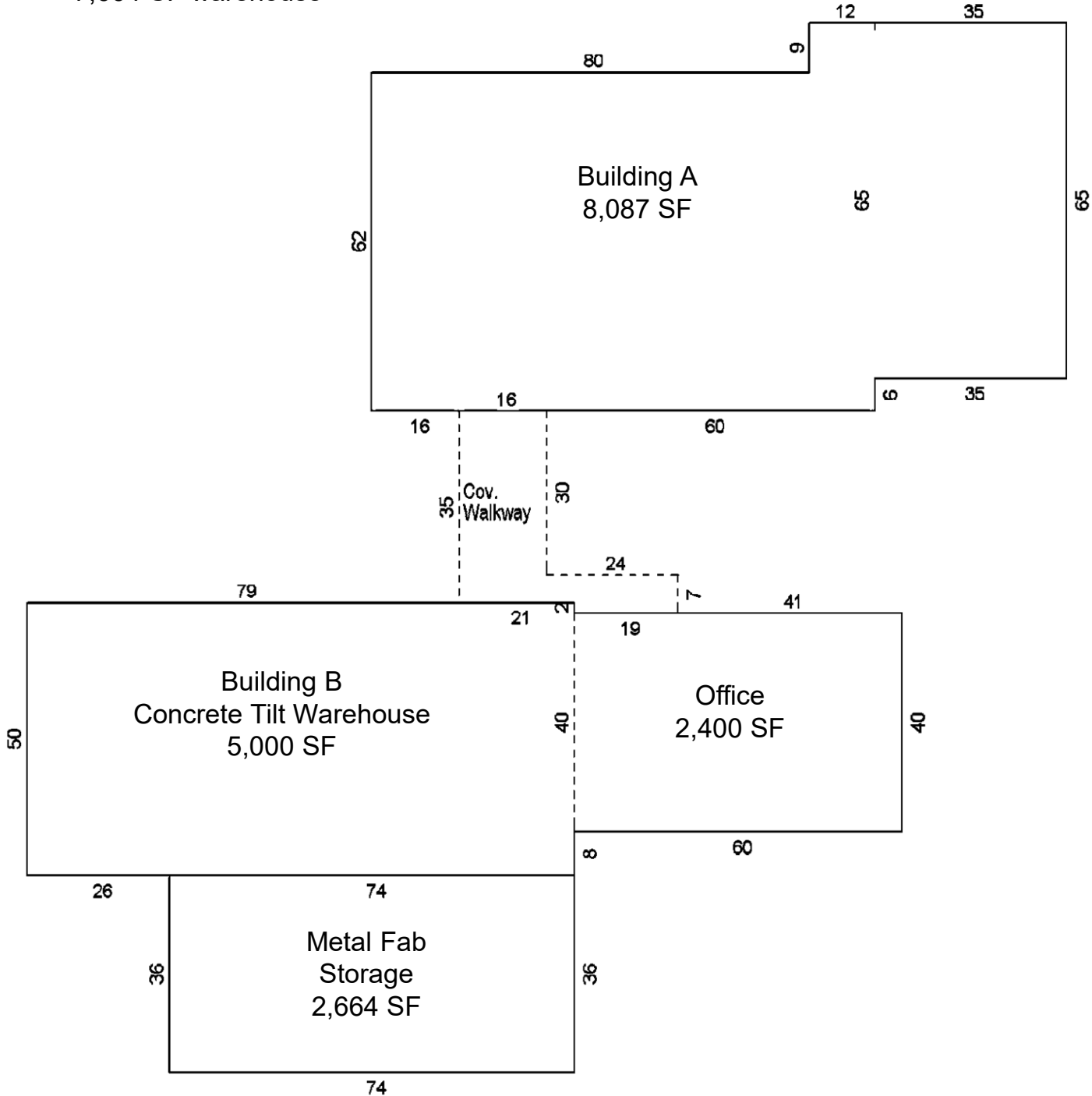
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Building A

- 8,087 RSF of office
- Currently being used as an Abbas Kids Learning Center with mix of private offices and classrooms



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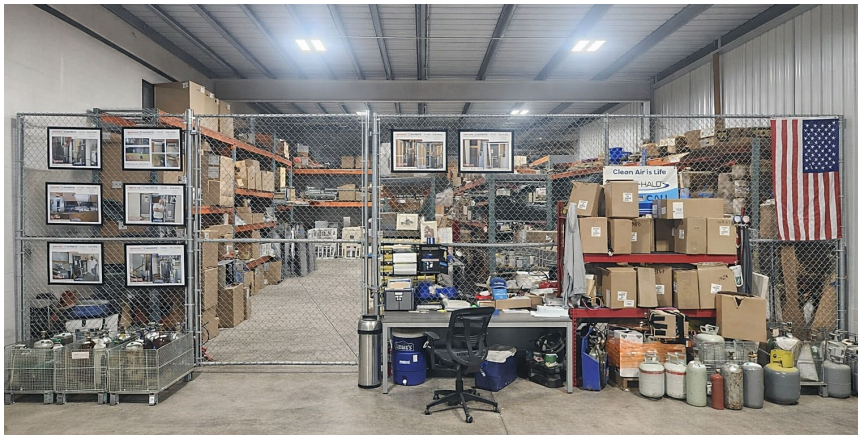
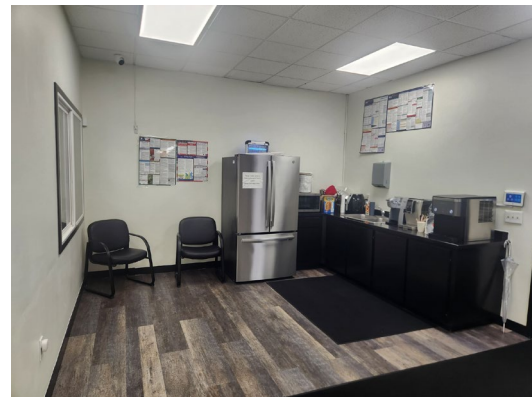
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Building B – 10,064 RSF

- 5,000 RSF of warehouse with 18' clear height and 16' door on grade
- 2,664 RSF of storage with 14' clear height and 12' door on grade
- 2,400 RSF of office



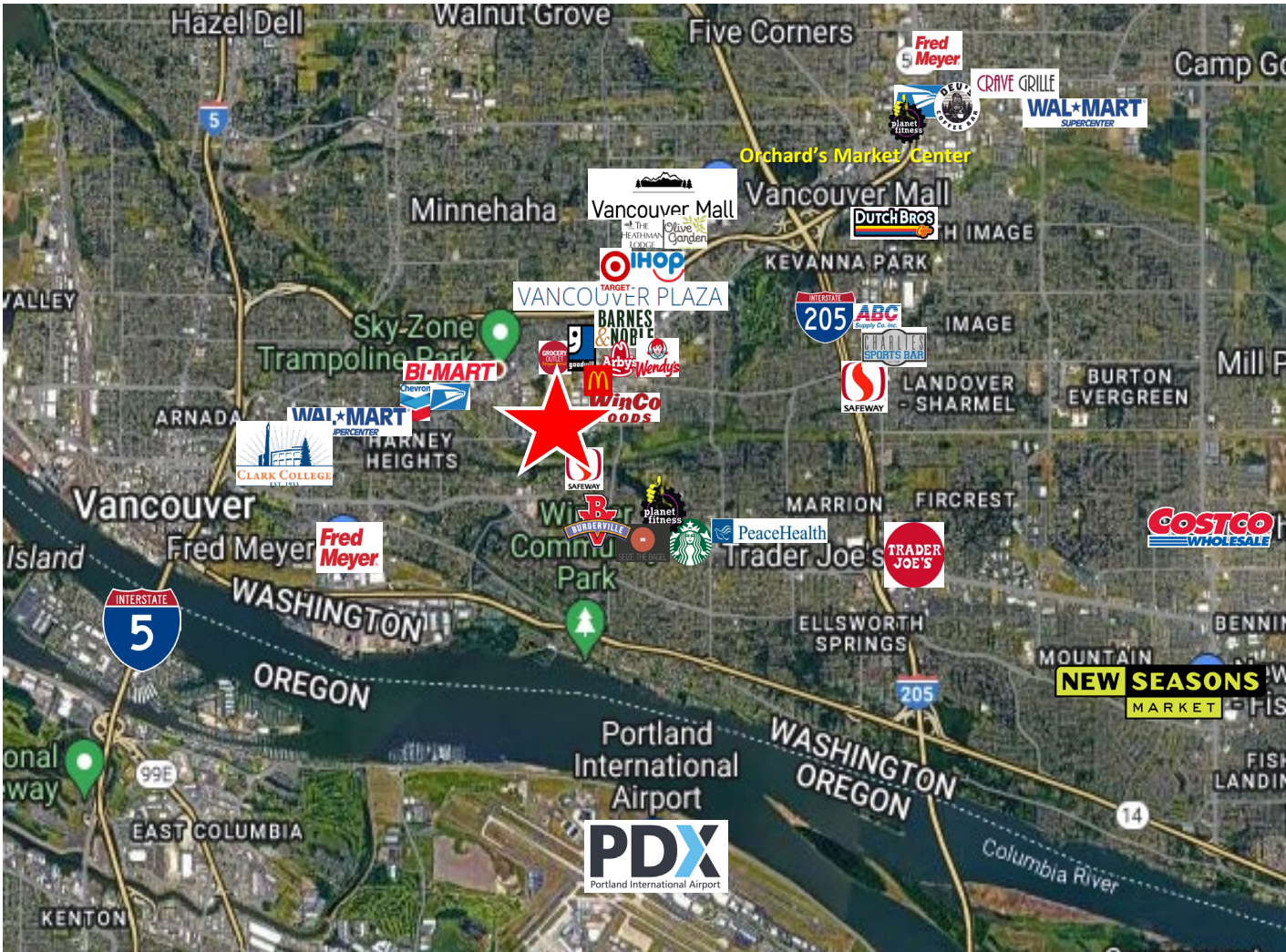
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2024 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	15,780	119,284	275,566
2029 Est. Population	16,312	123,128	283,812
Est. Average Household Income	\$84,713	\$97,308	\$102,642
Est. Total Businesses	1,195	6,657	15,624
Est. Total Employees	11,920	48,416	124,989

Traffic Counts

- NE 18th St @ NE Andresen Rd E – 9,433
- NE Andresen Rd @ NE 18th St N – 20,166
- NE Andresen Rd @ NE 18th St S – 18,857

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.