

SMALL WAREHOUSES FOR LEASE

Quail Industrial Park

12421 & 12427 NE 117th Avenue, Vancouver, WA 98662



Features:

- Small Storage Spaces: 560, 700, 1,120 & 1,400 SF Shell
- Warehouses with Office: 1,680 & 2,100 SF Shell
- Clear Height: 16' - 18'
- Single Phase Power
- Roll-Up Doors: 12' wide x 14' high
- Easy access to Padden Pkwy, SR 500 and I-205 Freeways

For more information contact
Coleman Brown, CCIM
(360) 952-4758
or **Coleman@CCPprop.com**
www.CCPprop.com

Buildings A & B - Pricing & Space Information:

Unit	Total Area Sq. Ft.	Warehouse Area Sq. Ft.	Office Area Sq. Ft.	Base Rent plus NNN Cost
Building A (12421 NE 117th Ave.):				
Warehouse/Office A	1,680 SF	1,120 SF	560 SF	\$2,552 + NNN
Storage Space B	1,120 SF	1,120 SF	0 SF	\$1,344 + NNN
Storage Space C	560 SF	560 SF	0 SF	\$672 + NNN

Building B (12427 NE 117th Ave.):

Warehouse/Office D	Not Available at this time
Storage Space E	Not Available at this time
Storage Space F	Not Available at this time

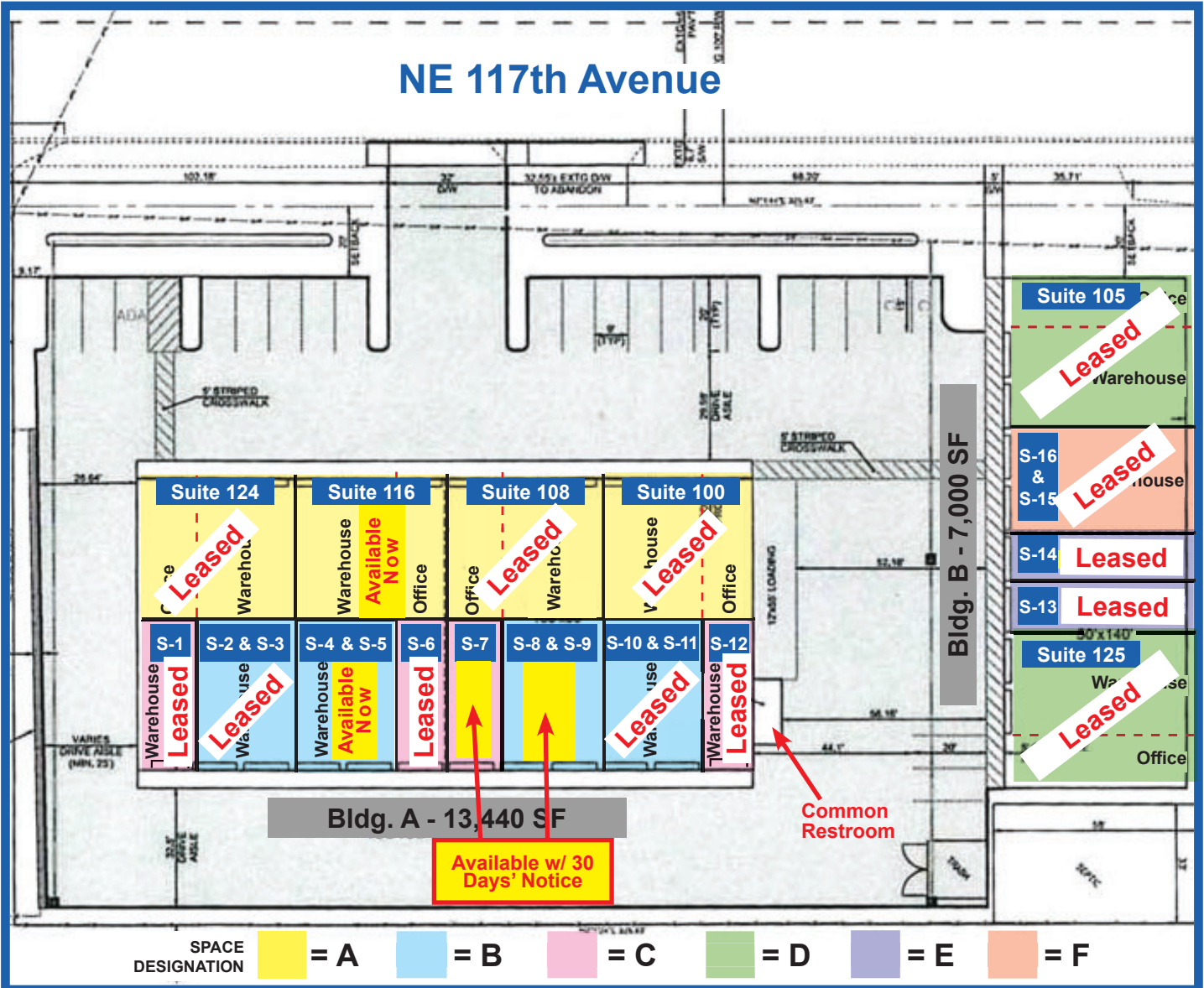


**Columbia
Commercial**
Commercial Leasing | Sales | Property Management

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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.*

NE 117th Avenue



LEGEND - BLDG. A (12421 NE 117th Ave.)

SPACE DESIGNATION	TOTAL AREA SQ. FT.	WAREHOUSE AREA SQ. FT.	OFFICE AREA SQ. FT.
Warehouse/Office A	1,680 SF	1,120 SF	560 SF
Storage Space B	1,120 SF	1,120 SF	0 SF
Storage Space C	560 SF	560 SF	0 SF

LEGEND - BLDG. B (12427 NE 117th Ave.)

SPACE DESIGNATION	TOTAL AREA SQ. FT.	WAREHOUSE AREA SQ. FT.	OFFICE AREA SQ. FT.
Warehouse/Office D	2,100 SF	1,400 SF	700 SF
Storage Space E	700 SF	700 SF	0 SF
Storage Space F	1,400 SF	1,400 SF	0 SF

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