

Bldg. 60

An aerial photograph of an industrial park situated along a river. The park contains numerous large industrial buildings with white roofs. A red box highlights a specific building, and a red arrow points to it from the text 'Bldg. 60'. The surrounding area includes a highway, a golf course, and residential neighborhoods. A bridge is visible in the upper left, crossing the river.

WHERE
BUSINESS
HAPPENS

BUILDING 60

Situated conveniently near I-5, this industrial office space features multiple offices and 57 parking spaces.

SPACE FEATURES

- + Private Offices or Small Offices for Lease. Various sizes available from 129-1,220 RSF.

- + **See Floor Plan for Availability of Spaces.**

- + Private Offices: Office #3 (137 RSF)

- + Small Offices: Suite B - office area. Suite F - reception area, 2 private offices, plus open office area, warehouse/storage area and restrooms.

- + 1 Phase, 3 Wire 120/240 volt power. (200 amp).

- + Parking for 57 vehicles.

- + Call for Rates.

PARK FEATURES

- + 2,400,000 SF across 27 buildings.

- + Multi-use buildings can fit various use needs.

- + Over 52 acres of outside storage.

- + Just off Highway 14 – easy access to I-5 and I-205.

- + Zoned for heavy industrial and light industrial.

- + Twice daily rail service to various buildings.

- + On-site management team.

- + Services for commercial trucking.

- + Truck scale/Truck Wash onsite.

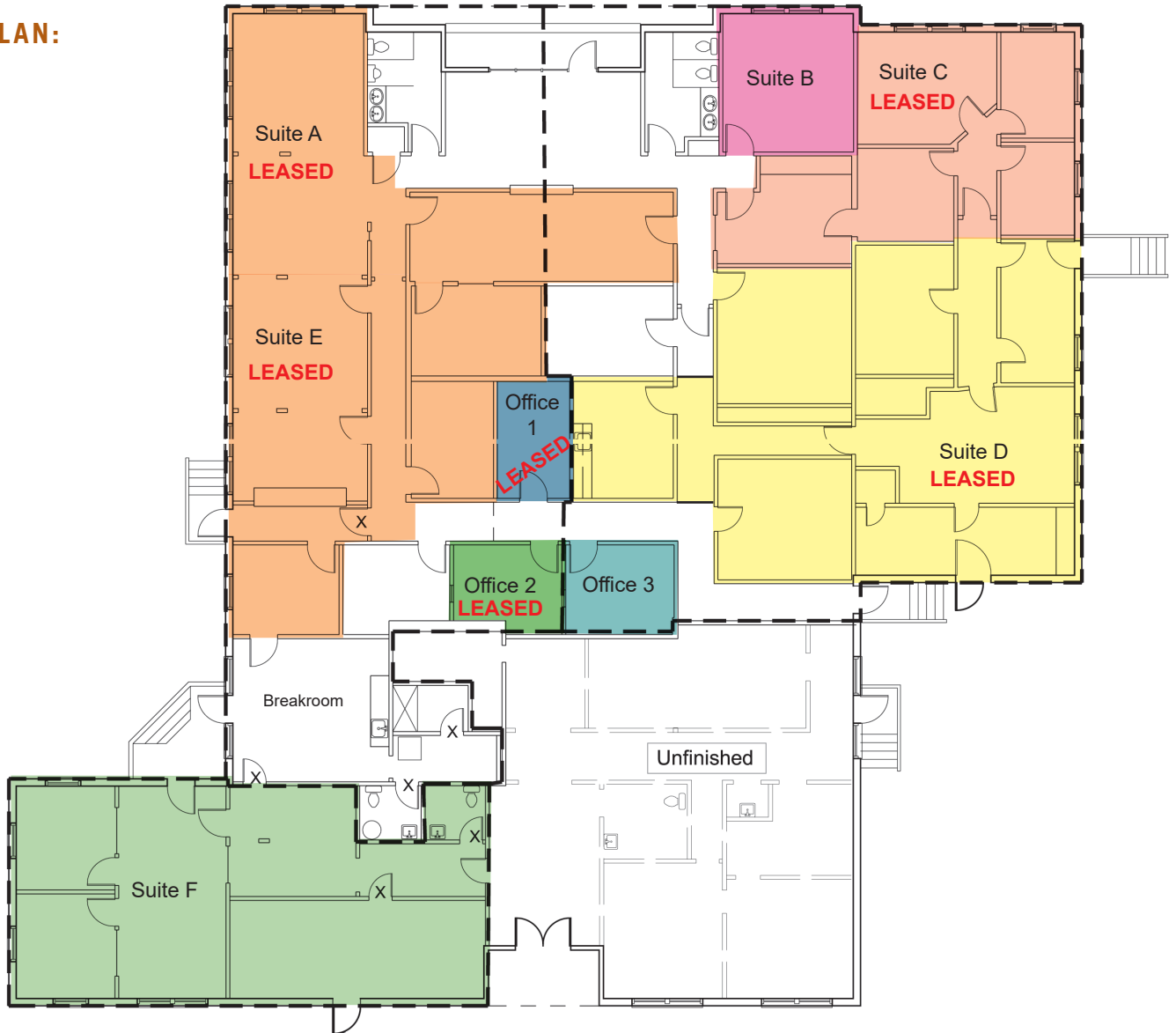
- + 2 barge slips (up to 100 ft wide).

- + Local ownership.

- + Washington State tax benefits.

- + Corporate business park amenities.

FLOOR PLAN:



- Suite A** – 922 RSF Office Area - Leased through 11/30/27 - **Not Available**
- Suite B** – 271 RSF Office Area - **Available Now**
- Suite C** – 863 RSF Office Area - Leased - **Not Available**
- Suite D** – 1,850 RSF Office Area - Leased - **Not Available**
- Suite E** – 1,133 RSF Office Area - Leased through 11/30/27 - **Not Available**
- Suite F** – 1,220 - includes 329 SF of “warehouse/storage space”.

No access to the public areas in building. It stands alone and has its own restroom.
 - Leased through 8/31/24 - **Available 9/1/24**

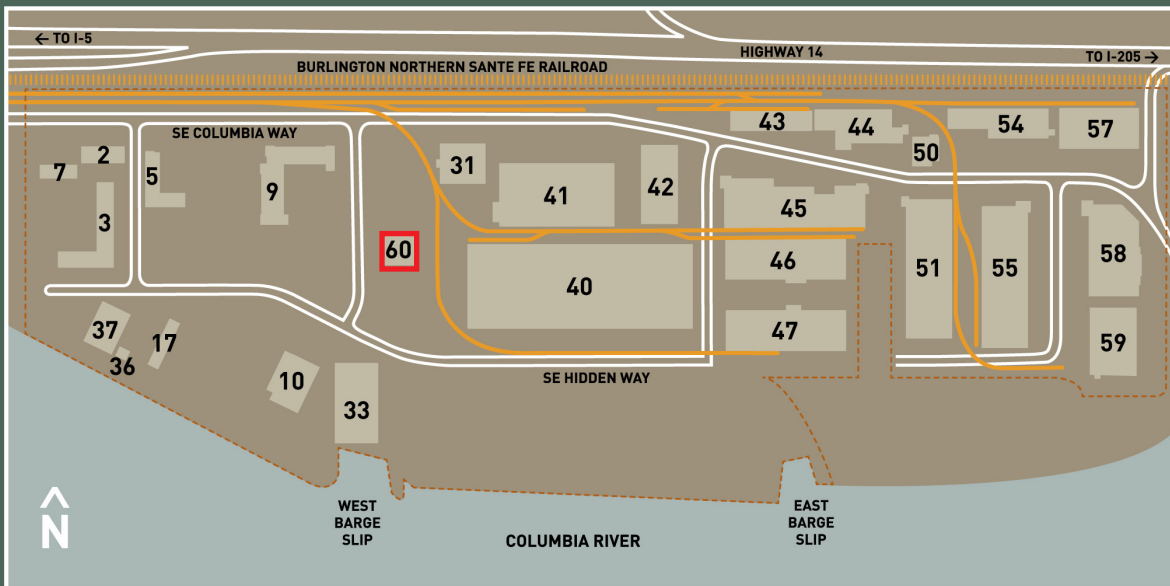
Break Room – 170 RSF - Shared by all Tenants except those in Suite F

- Office 1** – 129 RSF Private Office - Leased through 5/31/25 - Leased - **Not Available**
- Office 2** – 129 RSF Private Office - Leased through 5/31/25 - Leased - **Not Available**
- Office 3** – 137 RSF Private Office - Leased through 8/31/24 - **Available Now**



Columbia Business Center has evolved into one of the largest most unique industrial parks in the Pacific Northwest with over 220 acres of waterfront property housing 2 million square feet of outside storage, rail services, barge/water access and 27 buildings that are home to more than 100 tenants. The versatility of this park is unmatched as many buildings are rail-served and larger projects can be loaded out on the Columbia River by way of the active barge slip. Strategically located off Highway 14 and minutes away from both I-5 and I-205, with shopping, restaurants, walking trails and many other amenities at Columbia Business Center's doorstep, this remains the place "Where Business Happens". Columbia Business Center's dynamic history contributes to its vibrant tenant base and high occupancy rate. We invite you to contact us so you become a part of our future!

< TO DOWNTOWN VANCOUVER AND PORTLAND



PORTLAND AIRPORT v

A PROJECT BY

KILLIAN PACIFIC

RAIL SERVICE ●
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