



**FOR SALE / FOR LEASE**



## 5408 NE 88TH ST, BLDG. B

### Industrial Space

± 69,750 SF | Call Broker For Sale Price And Lease Rates

**5408 NE 88th Street, Bldg. B, Vancouver WA 98665**

Conveniently located between I-5 and I-205 this dynamic facility is ideal for manufacturing, assembly, and distribution/warehousing. With 12,274 SF of two-story office space, 22 dock doors and 9 grade doors, this building is the perfect headquarters location for your business.

### **MARK CHILDS, SIOR**

Principal | Licensed in OR & WA

**503-542-4350**

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### **DANIEL SAYLES, SIOR**

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### **DANIEL HELM, SIOR**

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**FOR SALE/  
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**PROPERTY SUMMARY**



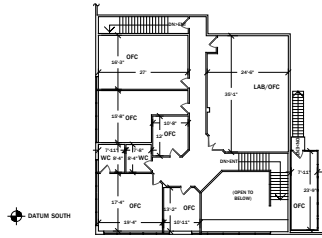
PROPERTY DETAILS	
Address	5408 NE 88th Street Bldg. B Vancouver, WA 98665
Shell SF	± 69,750 SF
Total SF	± 75,887 SF
Office SF	± 12,274 SF Total (Two-Story Office) North Office: 4,100 SF South Office: 8,174 SF
Lot Area	5.29 AC
Dock Loading	22
Grade Loading	9
Clear Height	24'
Sprinklers	Wet System
Power	3-Phase
Lighting	LED
Auto Parking	110 Parking Spaces
Year Built	2000
Zoning	Light Industrial (IL), City of Vancouver
Pricing	Call Broker For Sale Price And Lease Rates



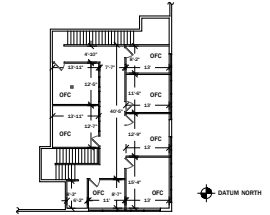


# FLOOR PLAN

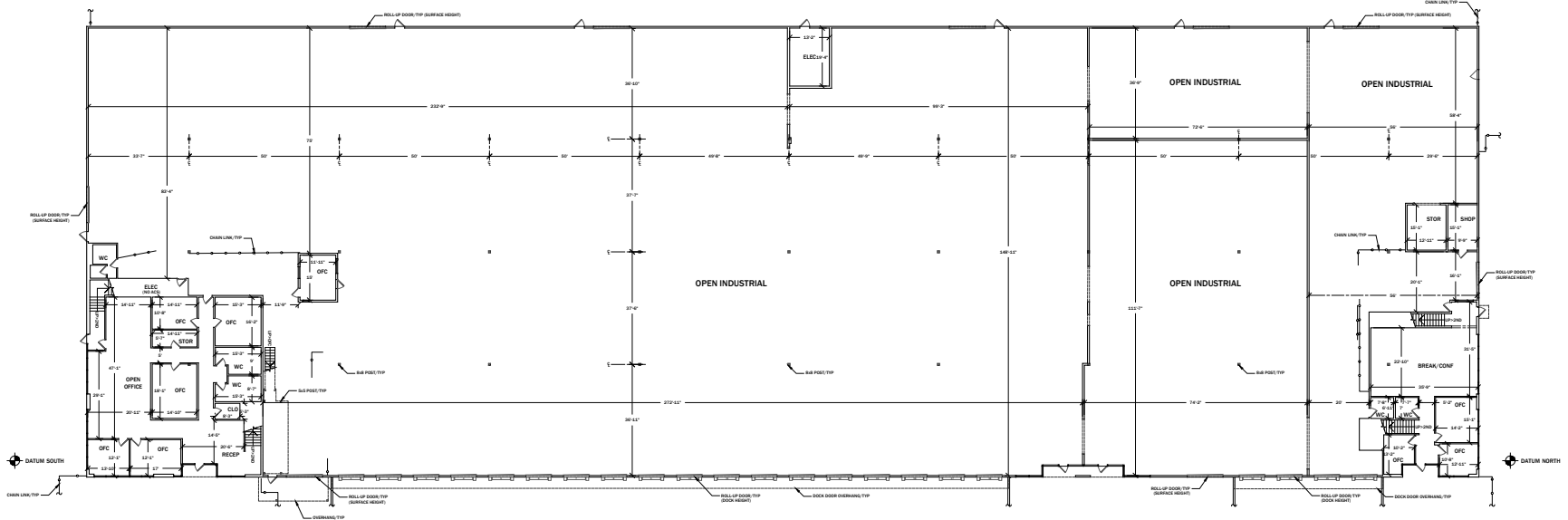
## BUILDING B



2 EXISTING PARTIAL SECOND LEVEL FLOOR PLAN (SOUTH)  
(GROSS MEASURED AREA (GMA): 3886 SQFT (TOTAL, NORTH AND SOUTH))



3 EXISTING PARTIAL SECOND LEVEL FLOOR PLAN (NORTH)  
(GROSS MEASURED AREA (GMA): 3886 SQFT (TOTAL, NORTH AND SOUTH))

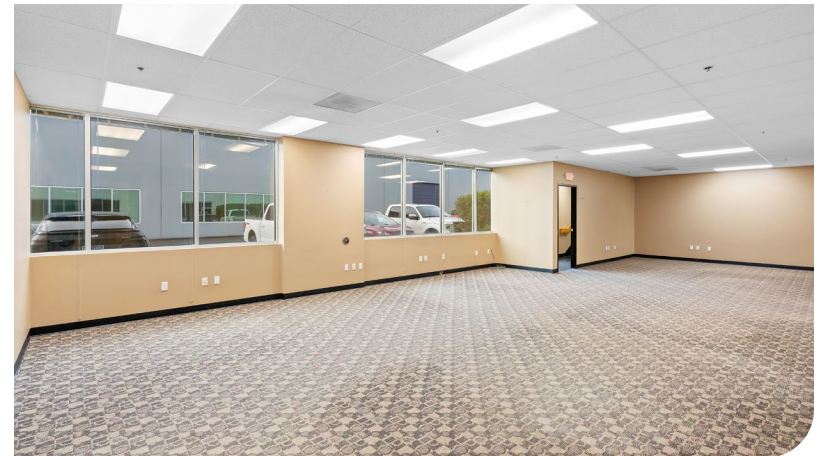
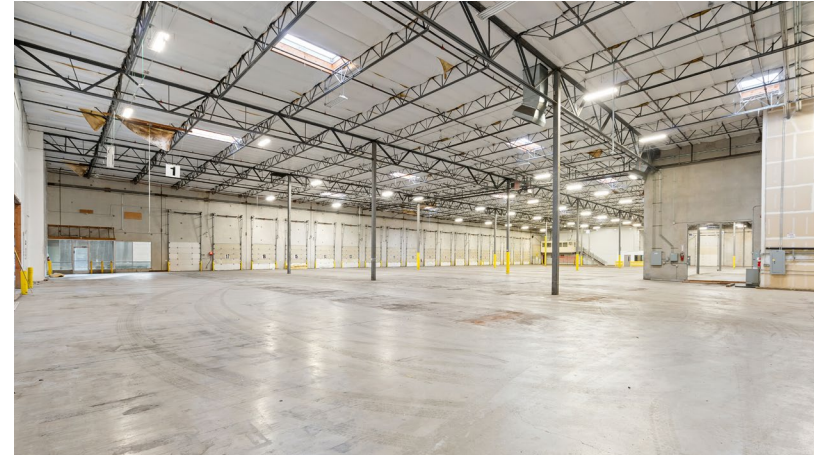


1 EXISTING ENTRY LEVEL FLOOR PLAN  
(GROSS MEASURED AREA (GMA): 88144 SQFT)  
(MEASURED EXTERIOR SURFACE AREA: 1447 SQFT)

NOTE:  
THESE ARE EXIST FLOOR PLANS. NO INTERIOR ELEMENTS SHOWN,  
UNLESS NOTED OTHERWISE.

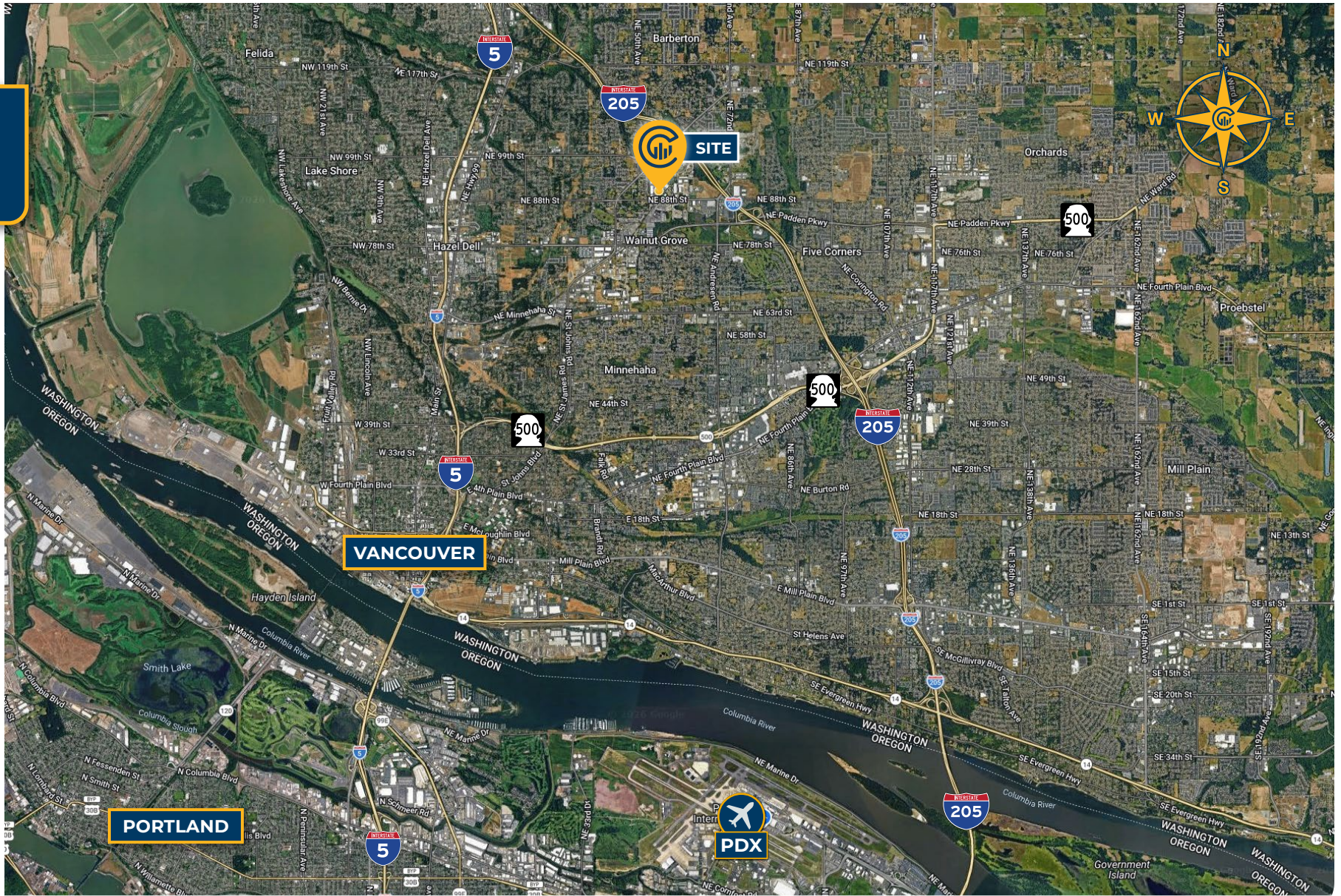


# INTERIOR PHOTOS





# LOCAL AERIAL MAP



\*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2025 | Map data ©2025 Google Imagery ©2025, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO

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