



Terrace Industrial Park

5900 NE 152nd Ave, Vancouver, WA 98682



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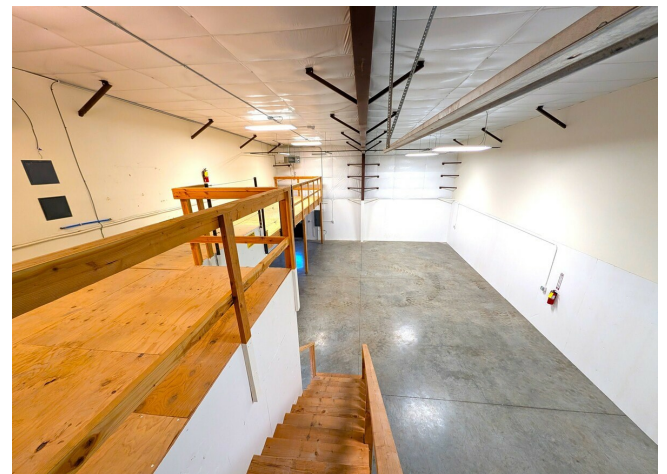
Terrace Industrial Park

\$17.40 /SF/YR

Light Industrial Space for Lease – Suite 215
Terrace Industrial Park
5900 NE 152nd Ave | Vancouver, WA 98682
Suite 215 at Terrace Industrial Park offers a functional and well-located light industrial space ideal for a wide range of users including service-based businesses, light manufacturing, assembly, storage, or distribution. This suite provides a practical industrial layout with efficient access and the flexibility businesses need to operate and grow. Located within the established Terrace Industrial Park, tenants benefit from a professional industrial environment and convenient connectivity to major transportation routes.
Property Highlights:

- Light industrial space suitable for multiple uses
- Clean, well-maintained industrial park setting
- Easy access for deliveries and daily operations
- Ample on-site parking
- Centrally located in Vancouver's industrial core
- Close proximity to I-205, SR-14, and Portland metro area

Location...



Rental Rate:	\$17.40 /SF/YR
Property Type:	[object Object]
Center Type:	[object Object]
Gross Leasable Area:	57,238 SF
Walk Score ®:	40 (Fairly friendly)
Rental Rate Mo:	\$1.45 /SF/MO

1st Floor Ste 215

Space Available	1,563 SF
Rental Rate	\$17.40 /SF/YR
Date Available	May 20, 2026
Service Type	Modified Gross
Office Size	236 SF
Space Type	New
Space Use	Flex
Lease Term	Negotiable

Why This Space Works:Suite 215 is designed for businesses that need efficient warehouse functionality paired with comfortable office space in a professional industrial setting. The high warehouse ceilings, heated shop area, and 12' x 14' overhead door support smooth operations, deliveries, and storage, while the air-conditioned office and private restroom provide a turnkey work environment for staff and clients. The storage mezzanine maximizes usable square footage without increasing rent, offering ideal space for inventory, equipment, or archives. With 200 Amp, 3-Phase, 208V power, the suite accommodates a wide range of light industrial and service uses. A modified gross lease structure adds predictability to operating costs, as ownership covers major expenses including water, sewer, garbage, property taxes, and exterior maintenance—allowing tenants to focus on their business, not building management. Ample parking and a central Vancouver location further enhance daily convenience for employees and customers alike. This space offers the flexibility, infrastructure, and cost certainty that growing and established businesses look for in a light industrial lease.

Property & Space Highlights:Light industrial space suitable for multiple uses
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Close proximity to I-205, SR-14, and Portland metro area

Location Advantages:Terrace Industrial Park is strategically positioned in East Vancouver, offering strong access to regional freight corridors and labor pool, while maintaining cost-effective operations compared to Portland core industrial submarkets. This location supports efficient servicing of Clark County and the greater Portland/Vancouver market.

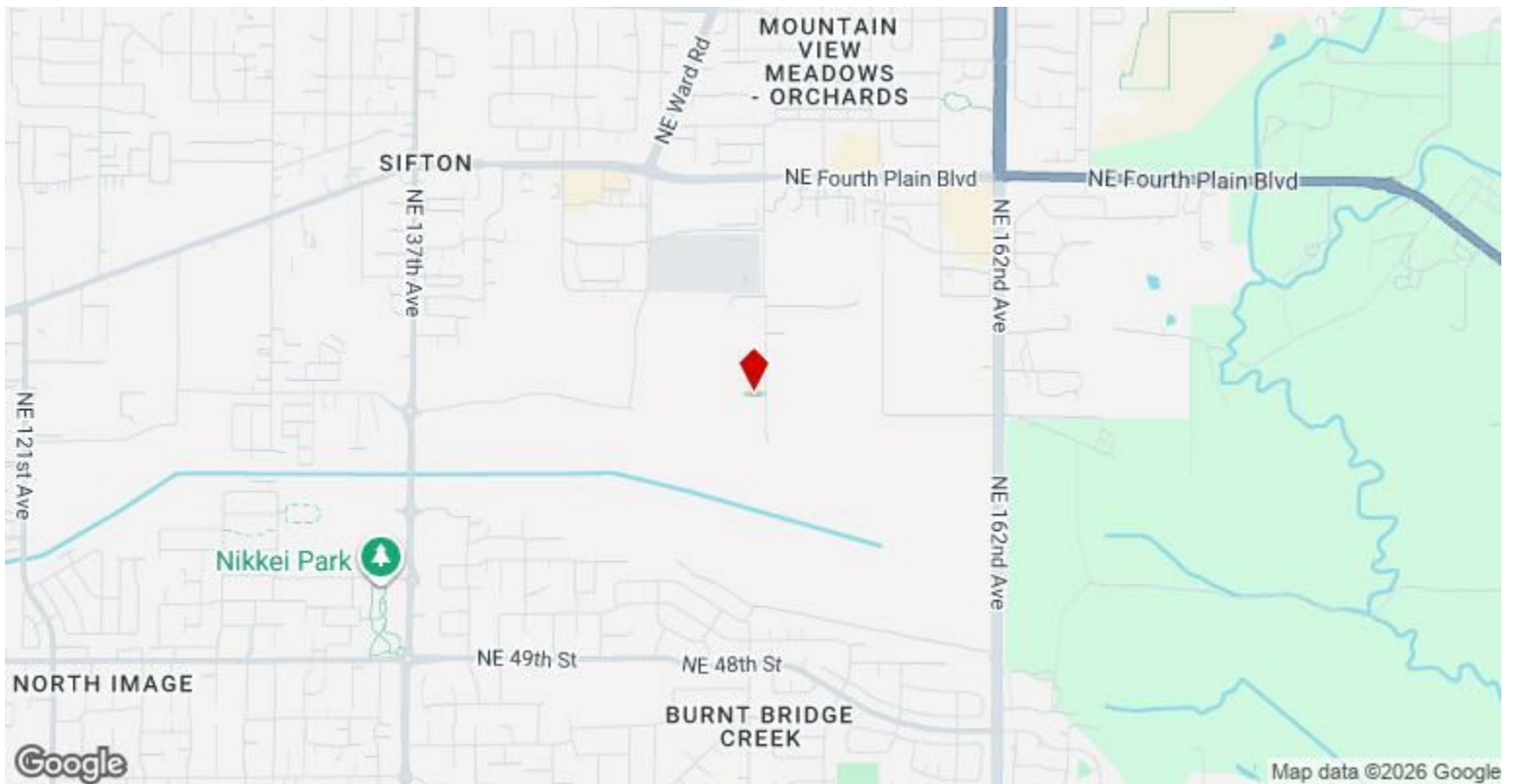
Ideal For:Light manufacturing
Service contractors
Warehouse / storage users
Assembly or fabrication
Corporate or operational support space

Space Highlights – Suite 215:Complete buildout – move-in ready
Air-conditioned office area
High clear-height warehouse ceilings
Heated warehouse
Stairs leading to storage mezzanine
200 Amp, 3-Phase, 208V power
12' x 14' grade-level overhead garage door
Private restroom
Ample on-site parking

Lease Structure:Modified Gross

Lessor pays:Water
Sewer
Garbage
Property taxes
Building maintenance
Landscape maintenance

Lessee pays:Electricity
Gas
Data / communications services



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Availability: Suite 215

Property Photos

