

FOR LEASE

WAREHOUSE FACILITY

12323 NE 99th Street | Vancouver, WA 98682



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



PROPERTY HIGHLIGHTS

Located at the signaled intersection of NE 124th Avenue & NE 99th Street

- Shell: 5,929 SF
- Office: 1,098 SF
- Rate: \$6,250 per month plus NNN (\$0.85/SF shell, \$1.10/SF office)
- 2 grade doors
- +/- 20' clear height



FOR MORE INFORMATION:

Garret Harper, SIOR, CCIM
360.597.0572 | gharper@fg-cre.com

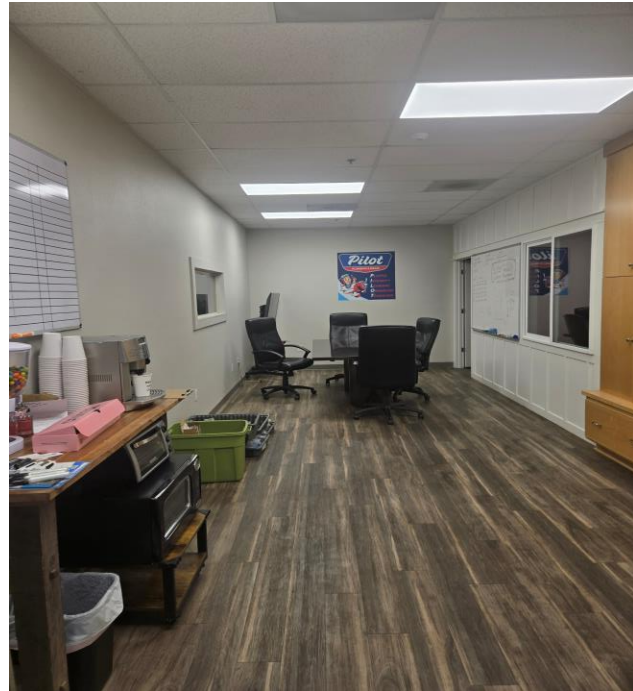
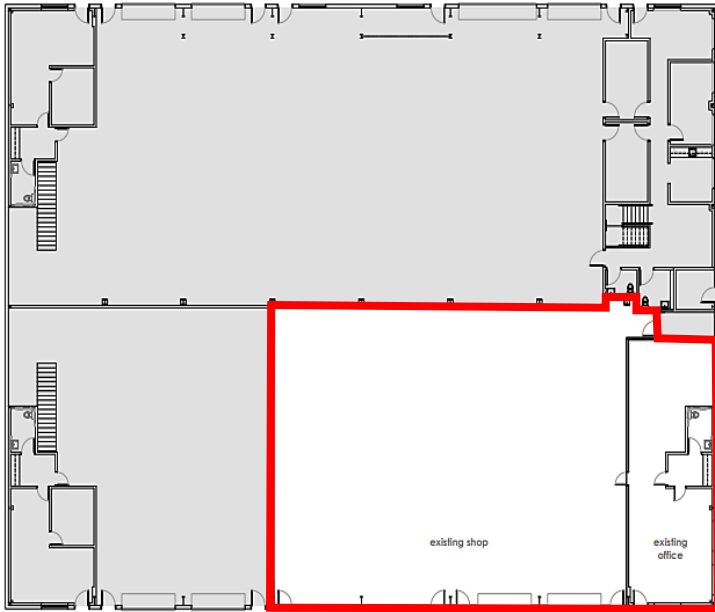
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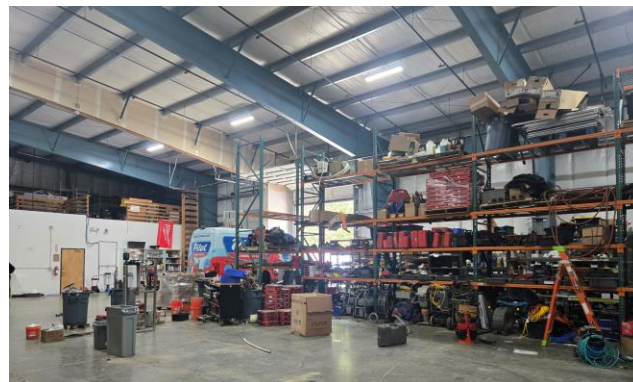


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Demographics 2025-2026

Radius	1 mile	3 miles	5 miles
Population			
2025 Population	17,914	81,186	204,893
2030 Population Projection	18,555	83,966	212,135
Annual Growth 2020-2025	1.2%	1.0%	1.1%
Annual Growth 2025-2030	0.7%	0.7%	0.7%
Households By Income			
Avg Household Income	\$117,672	\$116,048	\$114,265
Median Household Income	\$101,257	\$101,125	\$95,831
Employment			
Employees	2,939	20,057	53,216
Businesses	374	2,440	6,657
Traffic Count			
	Volume	Distance	Year
NE 117th Ave @ NE 99th St N	36,249	.40 mi	2025
NE 117th Ave @ NE 95th St. S	33,141	.39 mi	2025
NE 117th Ave @ NE 99th St S	29,168	.37 mi	2025



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.