

FOR SALE/FOR LEASE

44,000 SF Shell with Fenced Yard

1305 W 17th St., Vancouver, WA 98660

Warehouse/Office with Heavy Power,
Yard & 2 Add'l Parcels



SALE PRICE:
\$6,600,000 (\$150.00/SF)

LEASE PRICE:
\$28,000/month + NNN



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

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9120 NE Vancouver Mall Loop, Suite 266 • Vancouver, WA 98662

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.

PROPERTY INFO:

Warehouse/Office Space (#2 on map):

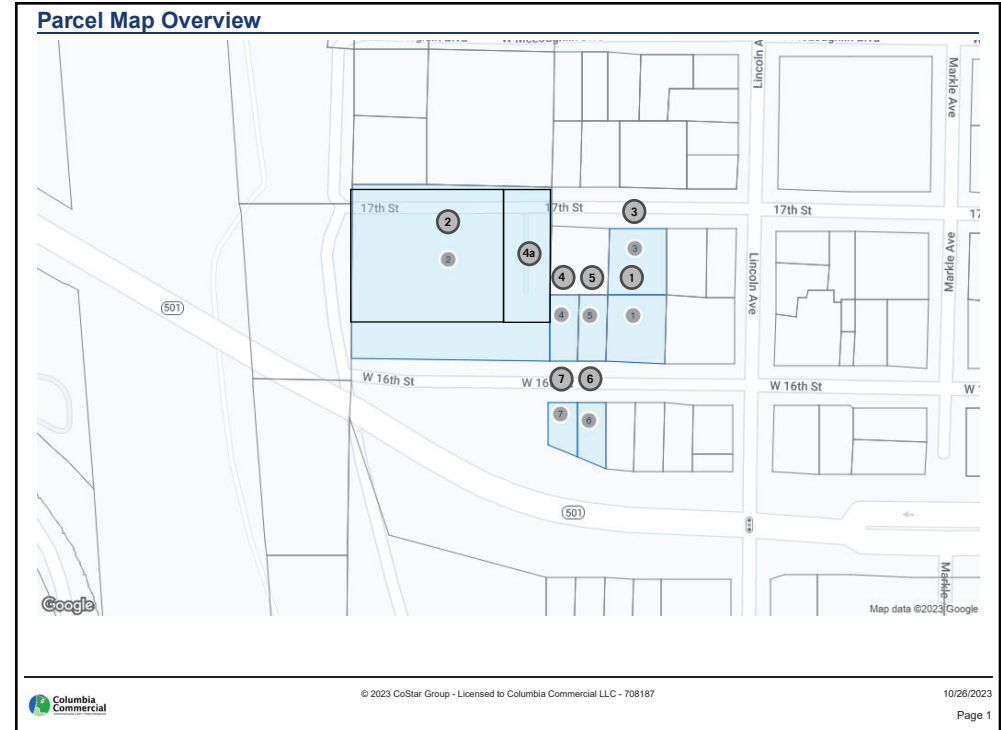
- 44,000 SF Shell
- Warehouse Area: 36,036 SF
- 4 Grade Doors (3 oversized - 19' W x 16' H)
- 6 Dock Doors (6 oversized - 19' W x 16' H including 2 Pony Docks, 1 Recessed Dock)
- Clear Height: 21'
- Heavy Power - 240v/3 Phase & 480v/3 Phase with combined 8,000 amps
- Restroom in Warehouse Area
- Zoning: Heavy Industrial (IH)
- Office Area:
1st Floor - 4,894 SF Space
2nd Floor - 2,800 SF Space
Total - 7,964 SF
- Yard Area (#1,#3,#4,#4a,#5 on map):
Approx. 35,565 SF
Paved & Fenced with Lighting

Two Additional Parcels: (#6,#7 on map):

- Location: South side of W. 16th St.
- Parcel #6: 3,920 SF
- Parcel #7: 3,049 SF
- Zoning: City Center (CX)



1305 W 17th St., Vancouver, WA 98660
(Located on west side of town in industrial area)
Commercial property suitable for Owner/User or value-add Investment Opportunity



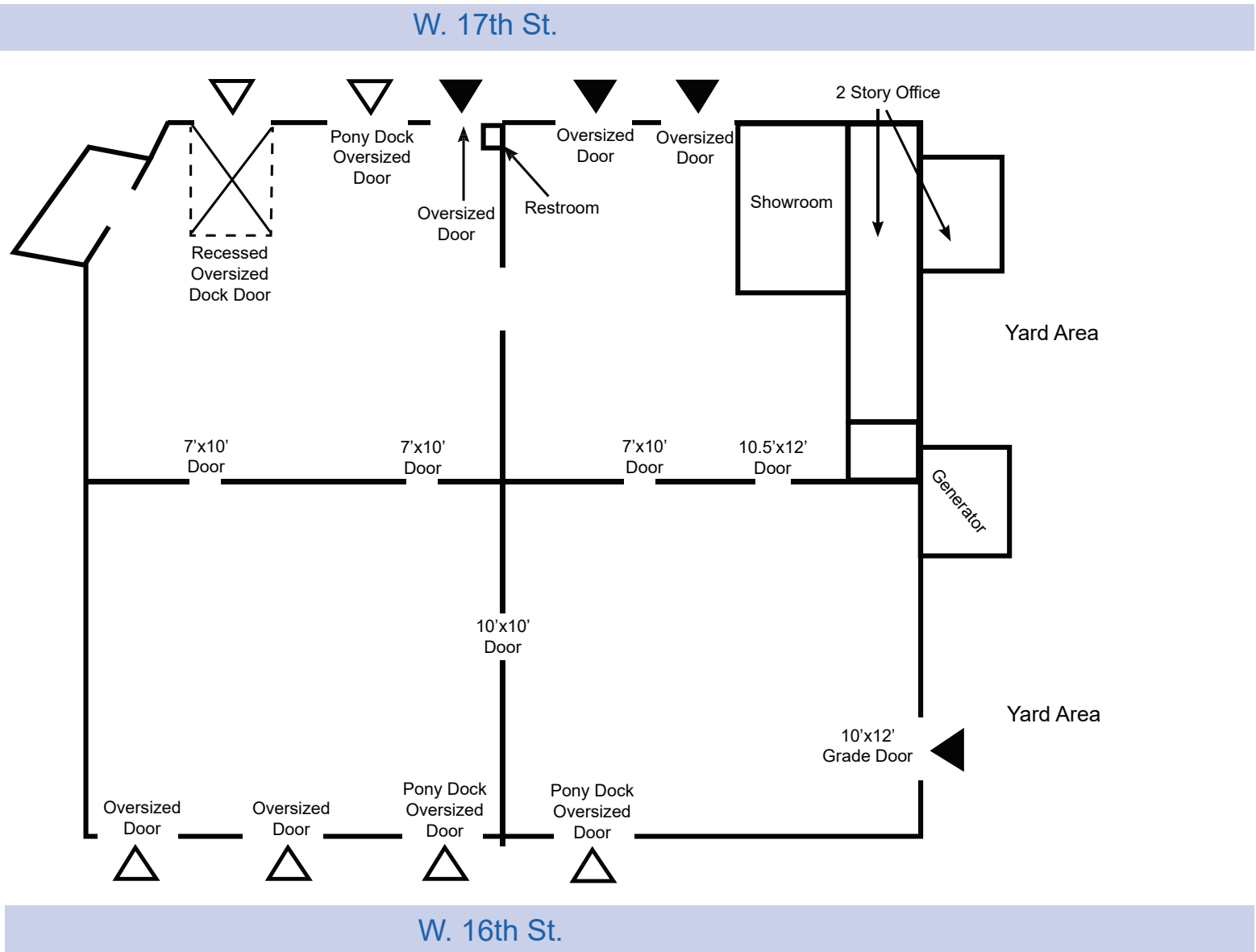
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WAREHOUSE/OFFICE FLOOR PLAN



Oversized Doors are 19' W and 16' H

△ = Dock Door

▲ = Grade Door

1305 W. 17th Street | Vancouver, Washington 98660

PHOTOS



Warehouse Interior

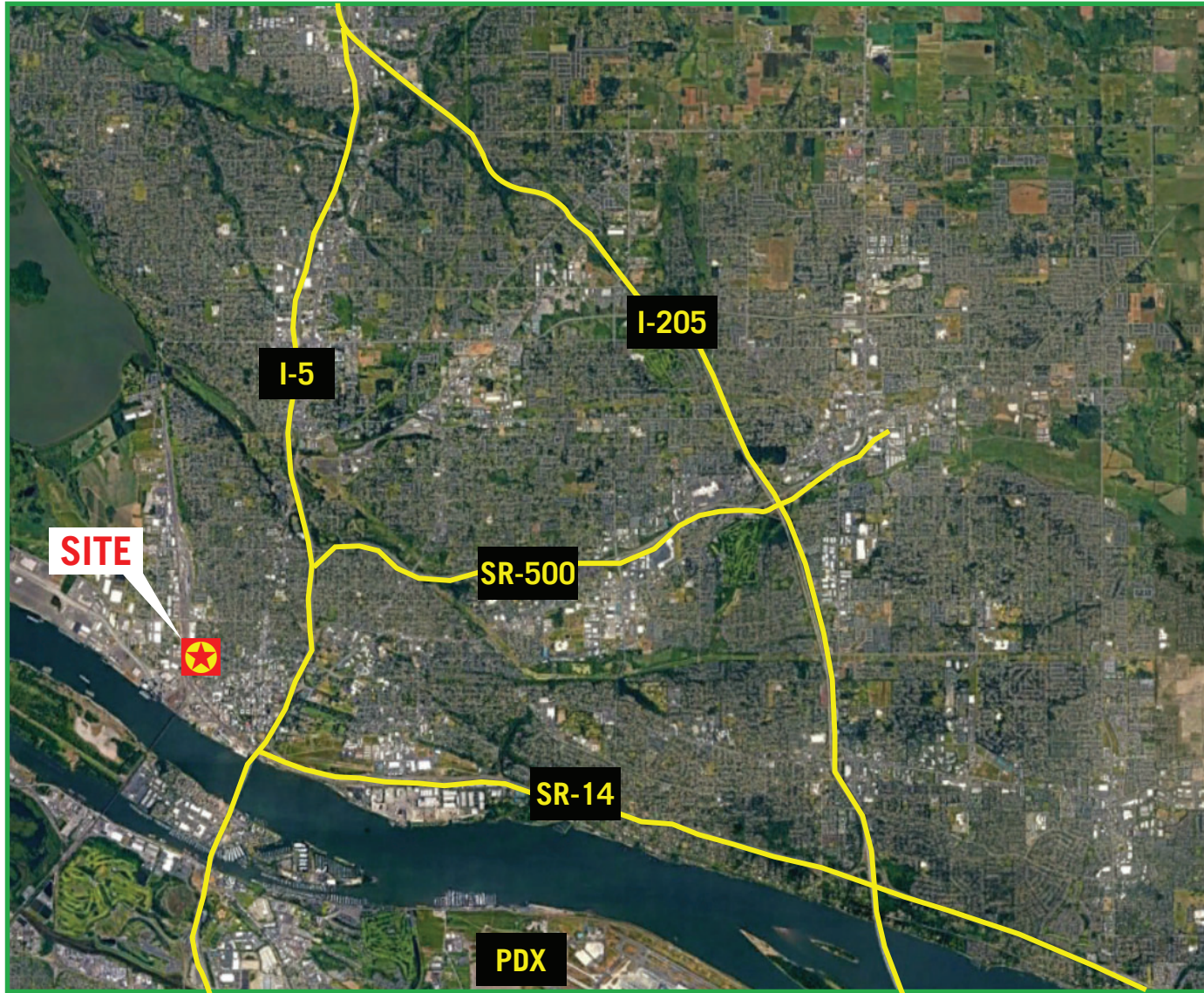


Warehouse Interior

AERIAL MAP - ZOOM IN



AERIAL MAP - ZOOM OUT



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