

FOR LEASE

LIGHT INDUSTRIAL / FLEX SPACE

6600 NE 112th Court | Vancouver, WA 98662



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



PROPERTY HIGHLIGHTS

Light industrial / flex space.

Available: Suite 103: 5,500 SF

(3,677 SF warehouse / 1,823 SF office)

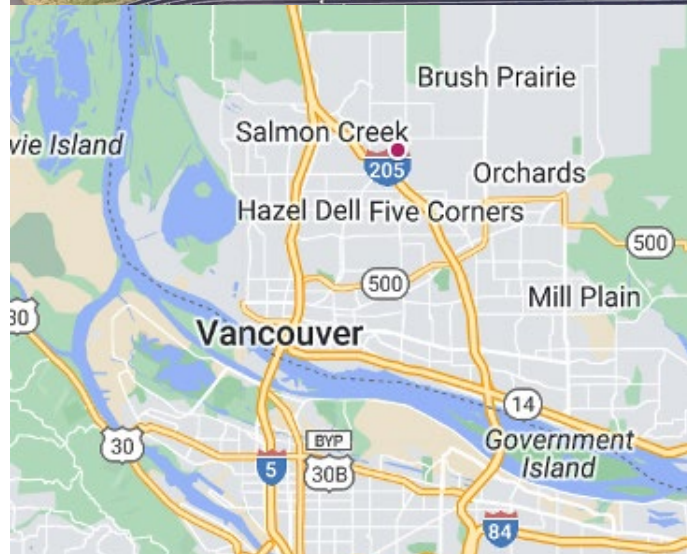
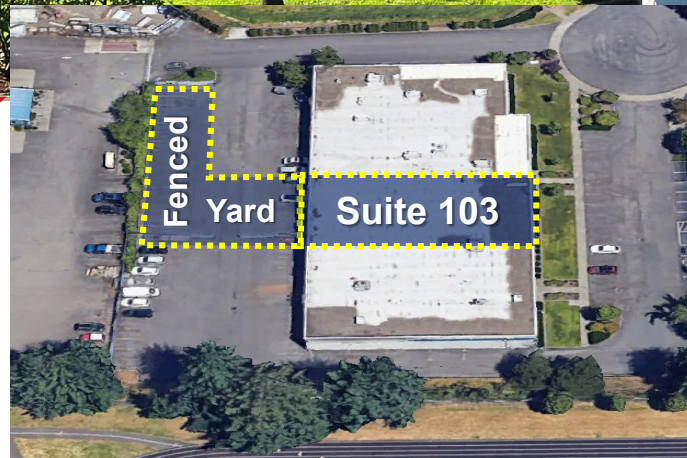
\$0.85/SF shell

\$1.10/SF office surcharge, NNN

Grade loading

480 V 3-Phase Power

Fenced yard / parking



FOR MORE INFORMATION:

Garret Harper, SIOR, CCIM

360.597.0572 | gharper@fg-cre.com

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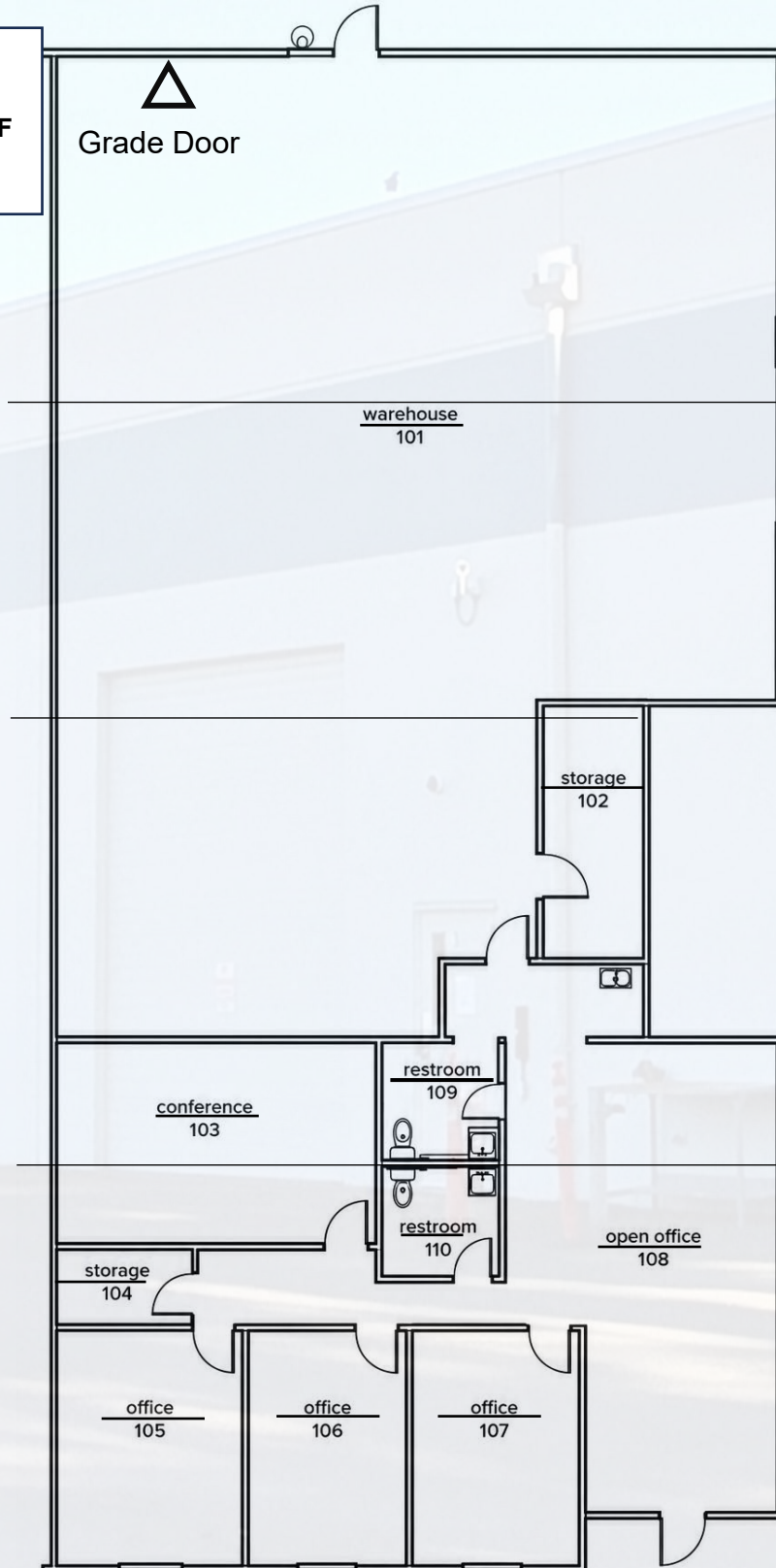


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Office Area – 1,823 SF

Warehouse Area – 3,677 SF

Total – 5,500 SF



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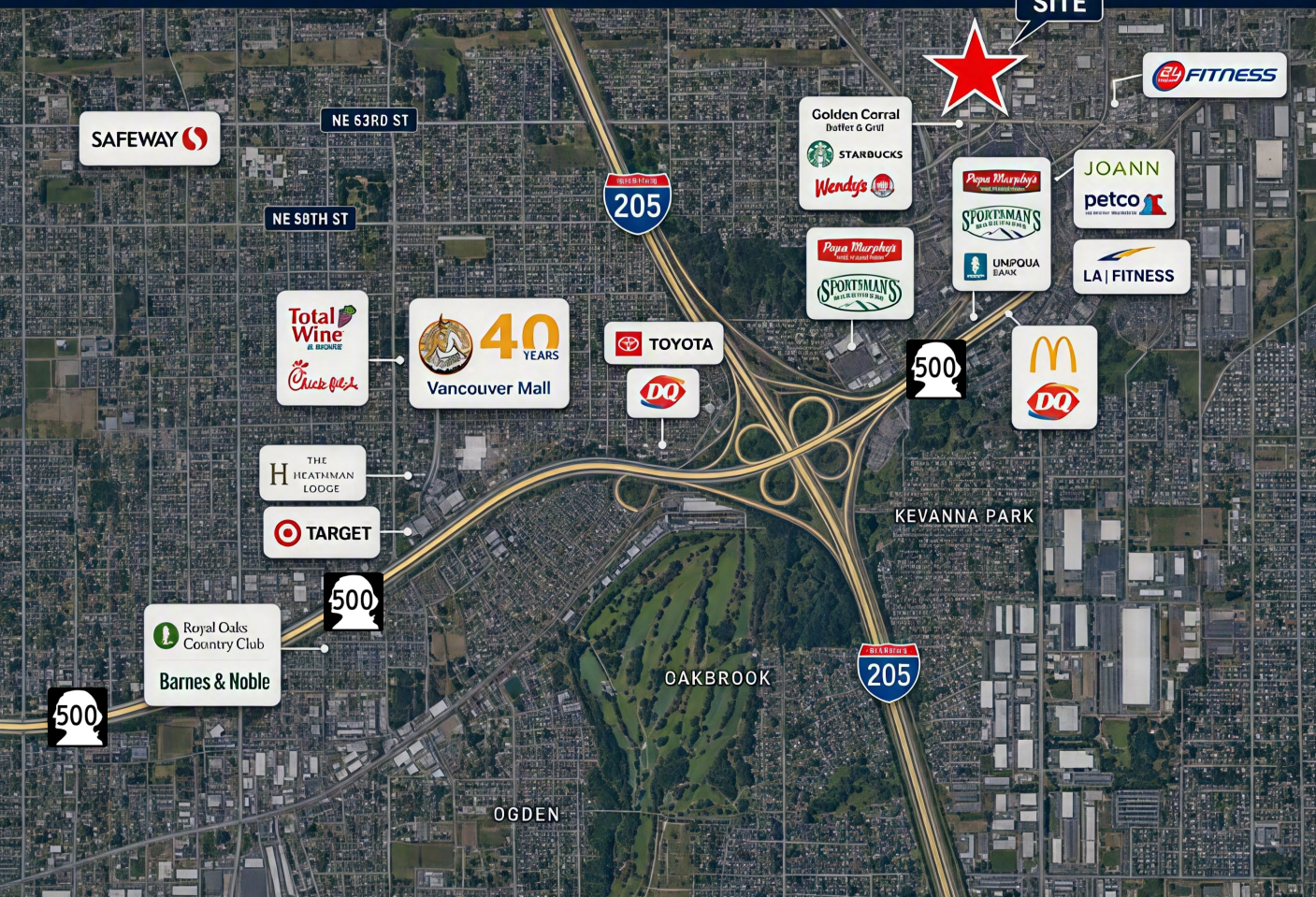
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VANCOUVER, WA



2025 / 2026 DEMOGRAPHICS

METRIC	1 MILE	3 MILE	5 MILE
Est. Population	15,335	134,071	270,357
2030 Projected Population	15,768	138,616	279,272
Est. Average Household Income	\$91,482	\$105,595	\$108,264
Est. Total Businesses	870	4,582	10,826
Est. Total Employees	6,292	38,705	77,551



AVERAGE DAILY TRAFFIC

- WA 500
@ NE Fourth Plain Blvd. N
64,200
- NE 117th Ave
@ NE 65th St. S
38,014
- NE 117th Ave.
@ NE 117th Ave. N
35,746

Source: CoStar 2024



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.