

FOR LEASE

INDUSTRIAL UNIT

GLENWOOD INDUSTRIAL PARK

11406 NE 126th Street - Vancouver, WA



- 6 Units Available
- Gross Lease/ 5 Yr Min
- Restroom
- Public Utilities
- 18' Clear Height
- 107' Clear Span | Center Post Every 25'
- 12' x 14' Overhead Door - Grade Level
- Masonry & Steel Construction
- Insulation- WH R-40/ Roof R-40/ Walls R-25
- Sprinklers- Auto Class IV Commodities on Racks to 18'
- Paved
- Access- Hwy 503 & NE 126th St

**NOW
LEASING**

Kelly Shea

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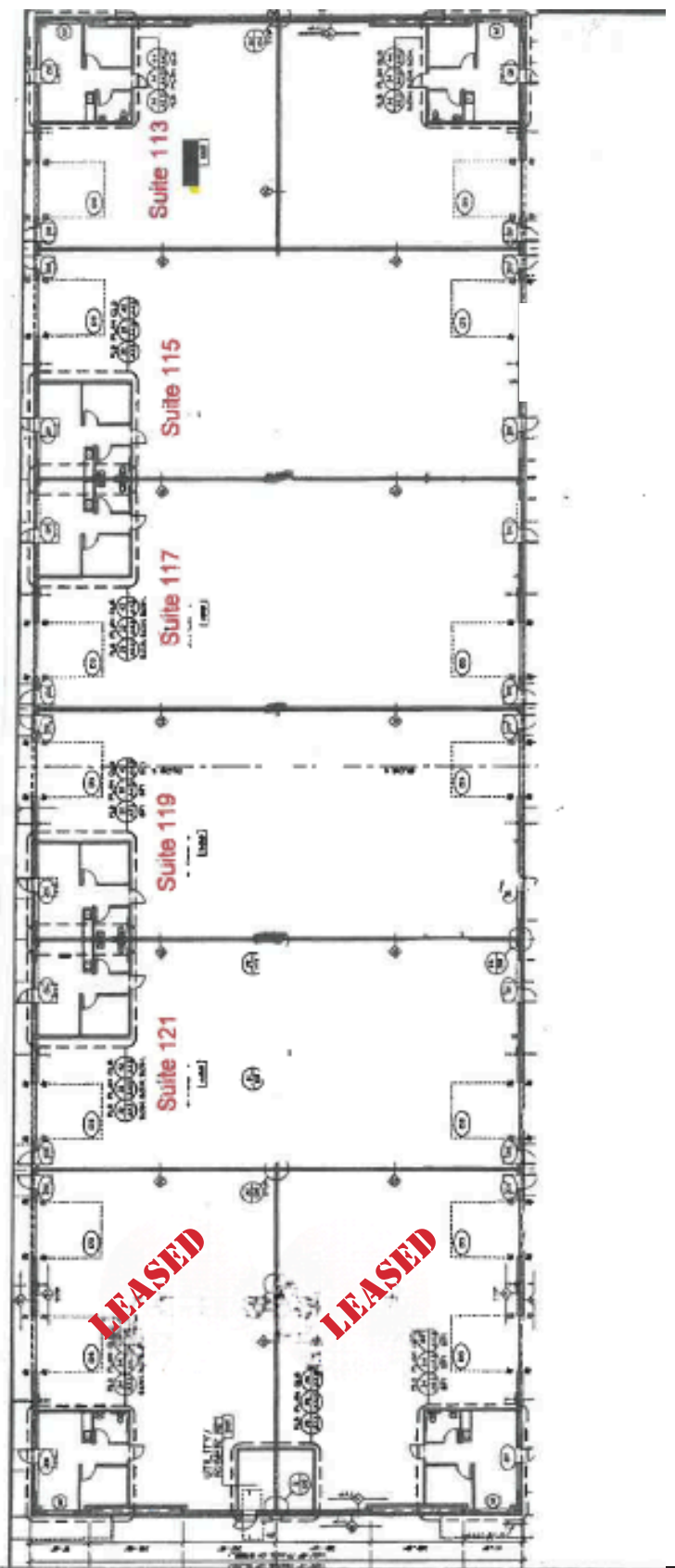
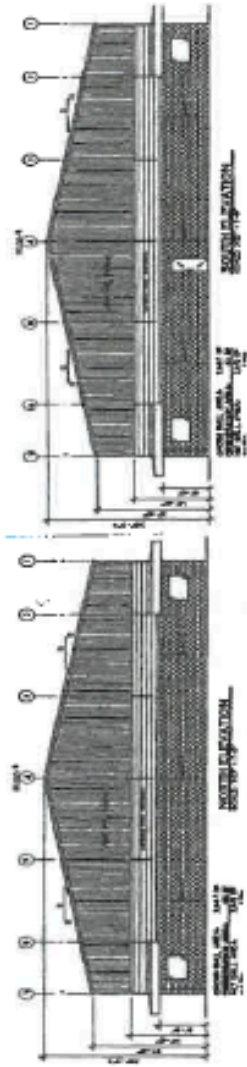


MAJ COMMERCIAL
REAL ESTATE

300 W 15th St., Ste 201 Vancouver, WA 98660

New building rents (3% increases annually)

#	Suite	Size	Rent
Space 1	Suite 113	2,625	\$ 3,900
Space 2	Suite 111	2,625	\$ 3,900
Space 3	Suite 115	5,250	\$ 7,900
Space 4	Suite 117	5,250	\$ 7,900
Space 5	Suite 119	5,250	\$ 7,900
Space 6	Suite 121	5,250	\$ 7,900
Space 7	Suite 123	3,938	\$ 5,900
Space 8	Suite 101	3,666	\$ 5,900



BUILDING CONSTRUCTION



STEEL FRAME - BLOCK BASE - STEEL SIDING - OVERHEAD DOORS - PAVED PARKING



INTERIOR WILL BE SIMILAR CONSTRUCTION AS BUILDING SHOWN - UNION PRAIRIE BUSINESS PARK - BUILT 2017



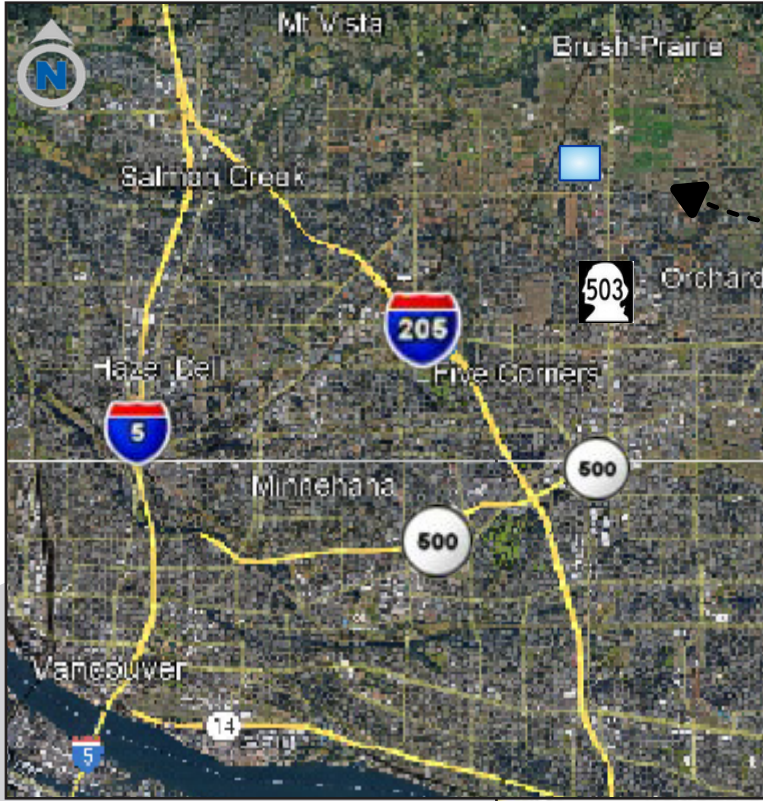
BUILDING CONSTRUCTION

Photo 10/2022

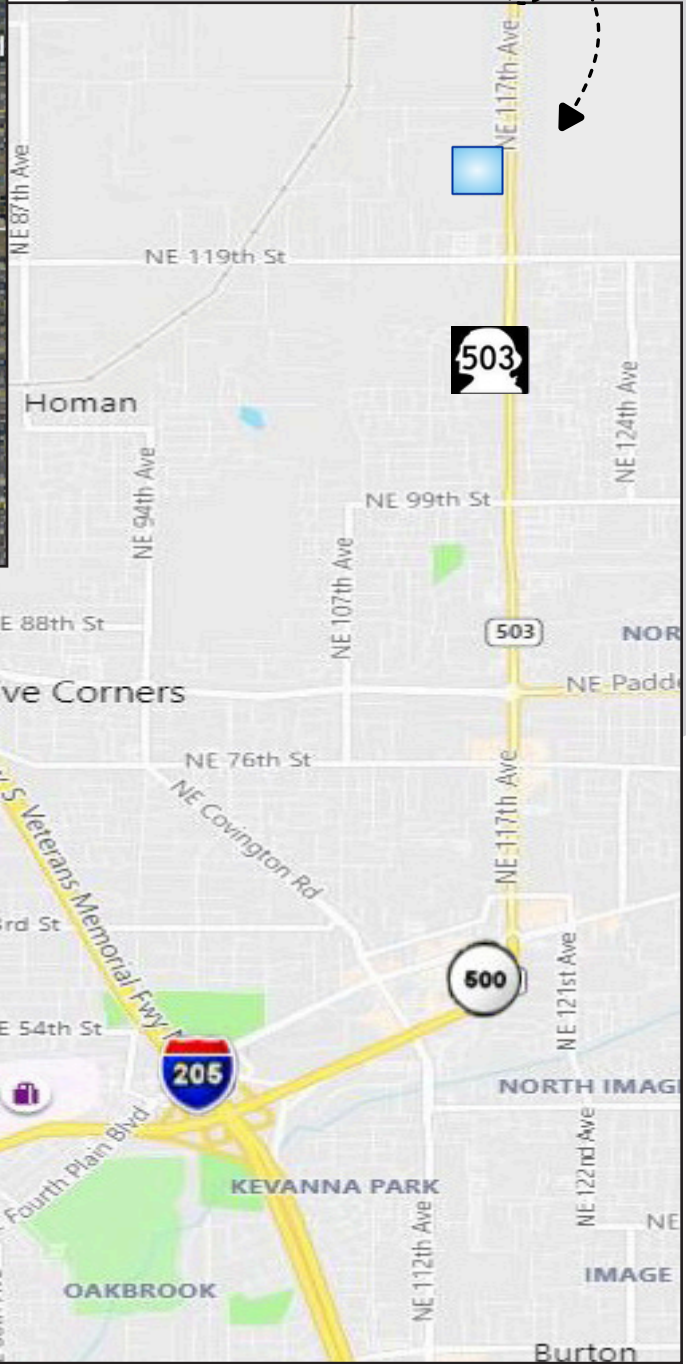


AREA HWYS - LOCATION

HWY 503 & NE 126TH AVE | VANCOUVER, WA 98682



Glenwood Industrial Park



- 4 Miles to I-205
- 9 Miles to I-5
- 11 Miles to PDX



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