

FOR LEASE

12104 NE 95TH ST

*Large Vancouver paved yard with up to
±18,808 SF of industrial/service building!*

VANCOUVER, WA 98682

NE 95TH ST

NE 99TH ST

KIDDER.COM

km Kidder
Mathews

12104 NE 95TH ST



FULL CIRCULATION
AROUND PROPERTY
VIA REAR DRIVE ISLE

NE 95TH AVE

HIGHLY ACCESSIBLE VANCOUVER LOCATION

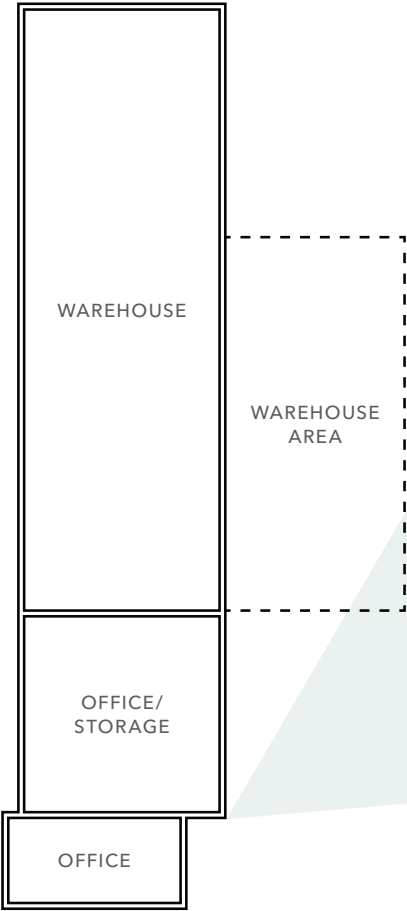
Located just minutes to NE 117th Ave, SR 500, and the I-205 freeway providing excellent access to the entire Vancouver-Portland Metro area.

TOTAL LAND AREA	±3.05 acres
DEDICATED YARD STORAGE	±2.30 acres, fully fenced, paved, and secured
BUILDING AREA	±16,808 SF ground floor ±2,000 SF second floor office ±18,808 SF total, divisible
DIVISIBILITY	Please call for details
LOADING	11 dock-high doors 4 oversized grade-level doors (14'x16')
LOCATION	Tremendous location in the heart of Eastridge Business Park provides a professional business setting with like-minded neighbors
ZONING	Light Industrial (IL), Clark County
ALLOWABLE USES	Truck and trailer parking, most industrial uses, outside storage, RV/boat storage, equipment rental, and much more
FIRE PROTECTION	Fully sprinklered building
ACCESS	Convenient access on NE 95th Ave east/west
NEIGHBORS	CarMax, Monarch Landscaping, Goodwill, Fred Myer, Lowes, D&F Plumbing
AVAILABILITY	Property under new ownership and ready to make lease deals in 2026
LEASE RATE	Call for quote

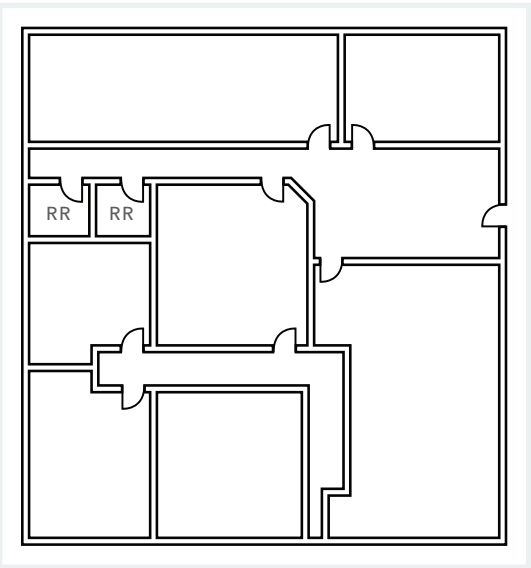


FLOOR PLAN

GROUND FLOOR



SECOND FLOOR
(OFFICE/STORAGE)



±16,808 SF

GROUND FLOOR

±2,000 SF

SECOND FLOOR

±18,808 SF

TOTAL BUILDING AREA

Floor plan not drawn to scale.

12104 NE 95TH ST

VANCOUVER

WinCo
Foods

NE 117TH AVE

Sherwin
Williams

EASTRIDGE
BUSINESS PARK

SUBJECT
PROPERTY

THE HOME
DEPOT

205

500

PENSKE

Tire LES SCHWAB

LOWE'S

Fred
Meyer

CARMAX

NE FORTH PLAIN BLVD

LA FITNESS

Office
DEPOT

BIG B

SPORTSMAN'S
WAREHOUSE

GNC

CYCLE GEAR

AutoZone

MONARCH
LANDSCAPE COMPANIES

RJ SCHINNER

Lile
RELOCATION SERVICES

Ryonet

amc
THEATRES

SEPHORA

HOBBY
LOBBY

Starbucks

THE JET SET

OUTBACK
STEAKHOUSE

H&M

VANS

PAC SUN

VANCOUVER MALL

NE FORTH PLAIN BLVD

205

500

AVAILABLE FOR LEASE

KIDDER MATHEWS



Landlord is a licensed real estate broker in the state of Washington.

12104 NE 95TH ST

*For more information on
this property, please contact*

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