

FOR LEASE

12104 NE 95TH ST

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

VANCOUVER, WA 98682



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

12104 NE 95TH ST

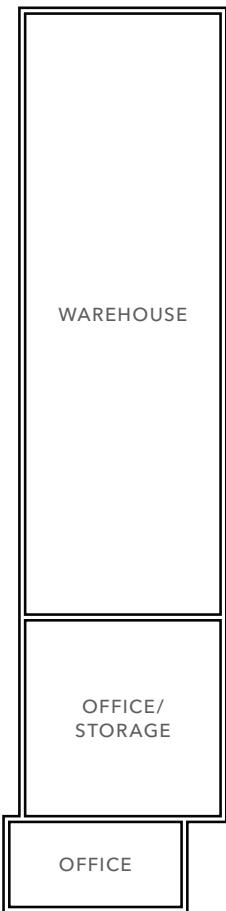


AVAILABLE FOR LEASE

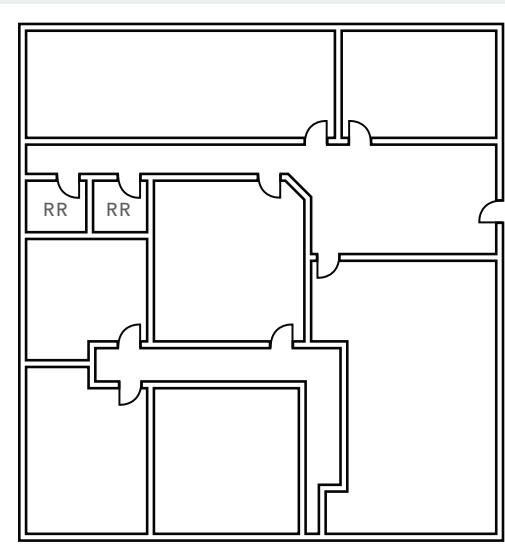
KIDDER MATHEWS

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**

**SHERWIN
WILLIAMS.**

NE 117TH AVE

EASTRIDGE
BUSINESS PARK

**SUBJECT
PROPERTY**

**THE HOME
DEPOT**

PENSKE

Les Schwab

Lowe's

**Fred
Meyer**

AutoZone

CARMAX

**MONARCH
LANDSCAPE COMPANIES**

500

NE FORTH PLAIN BLVD

**AMC
THEATRES**

SEPHORA

**HOBBY
LOBBY**

LA FITNESS

**Office
DEPOT**

BIG 5

**SPORTSMAN'S
WAREHOUSE**

GNC

CYCLE GEAR

ORCHARDS MARKET CENTER

Starbucks

**Outback
STEAKHOUSE**

**OUTBACK
STEAKHOUSE**

H&M

VANS

PACSU

VANCOUVER MALL

NE FORTH PLAIN BLVD

**Lile
RELOCATION SERVICES**

Ryonet

500

500

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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km **Kidder**
Mathews