



**WHERE
BUSINESS
HAPPENS**

BUILDING 47

Situated just off of I-5, this distribution building features canopied dock high doors in a contemporary building.

SPACE FEATURES

- + 21,016 SF Shell.
- + 1,085 SF Office Area
- + 2 Restrooms.
- + 1 Grade Level Door.
- + 4 Dock Doors, 1 with Leveler.
- + Power: 225 Amps, 480 V.
- + ESFR fire suppression system.
- + No Rail Access.
- + Available: Now.
- + Call for Rates.

BUILDING FEATURES

- + Warehouse/Distribution.
- + Concrete tilt up construction with 126,172 SF.
- + Clear Height 28'.
- + 23 Dock High Doors.
- + 5 Grade Level Doors.
- + All offices have HVAC.
- + ESFR fire suppression system.
- + 480 Volt 3 phase power.
- + Attractive modern building.
- + Offices have storefront window framing.
- + Great visibility.
- + 50' x 40' Column spacing.

PARK FEATURES

- + 2,400,000 SF across 27 buildings.
- + Multi-use buildings can fit various use needs.
- + Over 52 acres of outside storage.
- + Just off Highway 14 – easy access to I-5 and I-205.
- + Zoned for Heavy Industrial and Light Industrial.
- + Twice daily rail service to various buildings.
- + On-site management team.
- + Services for commercial trucking.
- + Truck scale/Truck wash onsite.
- + 2 Barge Slips (up to 100 ft wide).
- + Local Ownership.
- + Washington State tax benefits.
- + Corporate Business Park amenities.

BUILDING

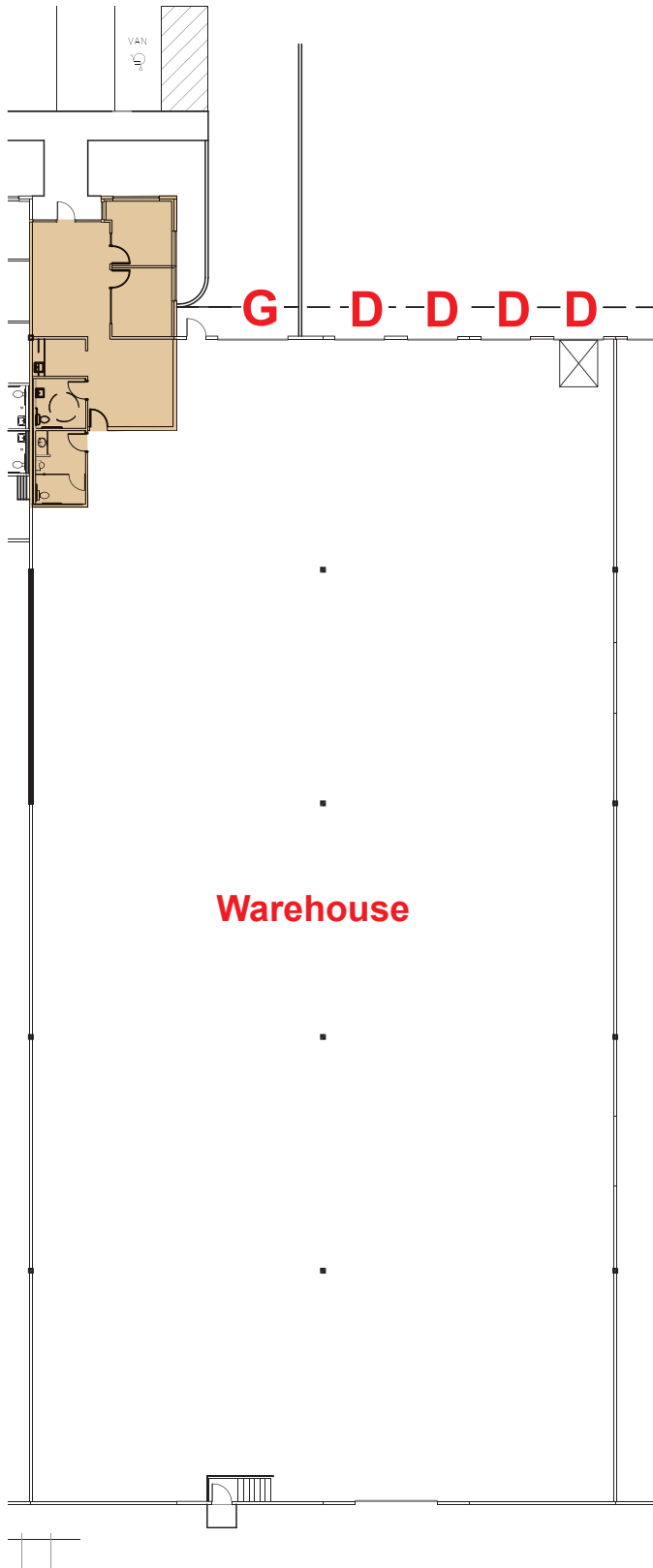
47

SUITE

180

SQUARE FEET

21,016



D = Dock Door

G = Grade Door

☒ = Dock Leveler

■ = Office Area: 1,085 SF

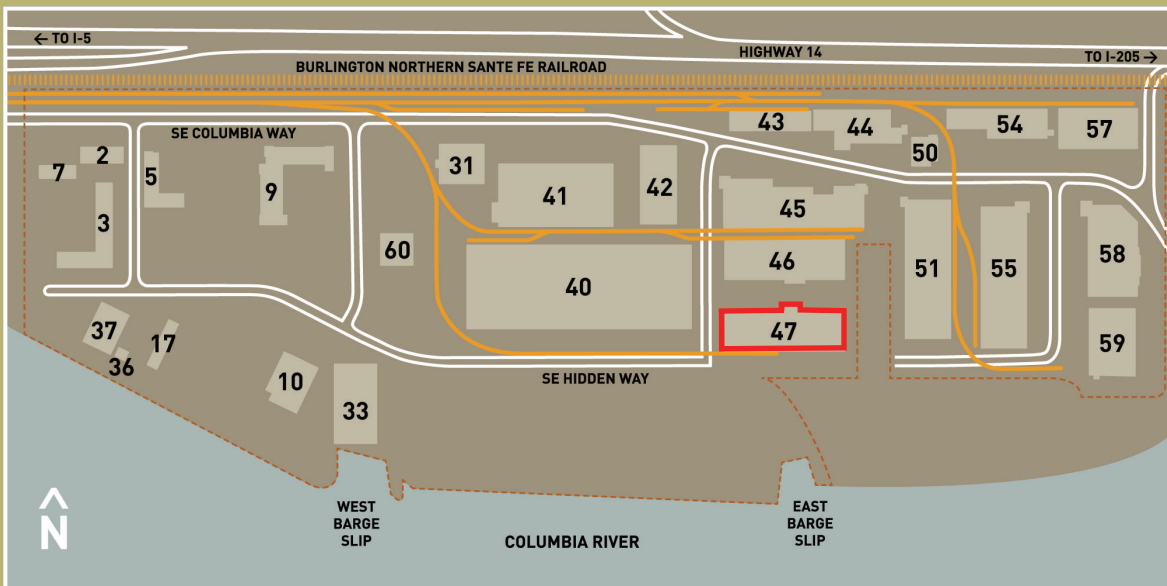
PHOTOS / FLOOR PLAN:

At just over 21,000 SF, this warehouse/office space is the ideal solution for your business needs. Featuring 4 dock doors, 1 grade door and a contemporary building.



Columbia Business Center has evolved into one of the largest most unique industrial parks in the Pacific Northwest with over 220 acres of waterfront property housing 2 million square feet of outside storage, rail services, barge/water access and 27 buildings that are home to more than 100 tenants. The versatility of this park is unmatched as many buildings are rail-served and larger projects can be loaded out on the Columbia River by way of the active barge slip. Strategically located off Highway 14 and minutes away from both I-5 and I-205, with shopping, restaurants, walking trails and many other amenities at Columbia Business Center's doorstep, this remains the place "Where Business Happens". Columbia Business Center's dynamic history contributes to its vibrant tenant base and high occupancy rate. We invite you to contact us so you become a part of our future!



< TO DOWNTOWN VANCOUVER AND PORTLAND



PORTLAND AIRPORT v

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BUILDINGS 

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