

**BRAND NEW AND AVAILABLE
BUILDING "A" UP TO 7,000 SQ. FT**



LEASE

Warehouse/Office

12709 NE 115TH AVE

Vancouver, WA 38662

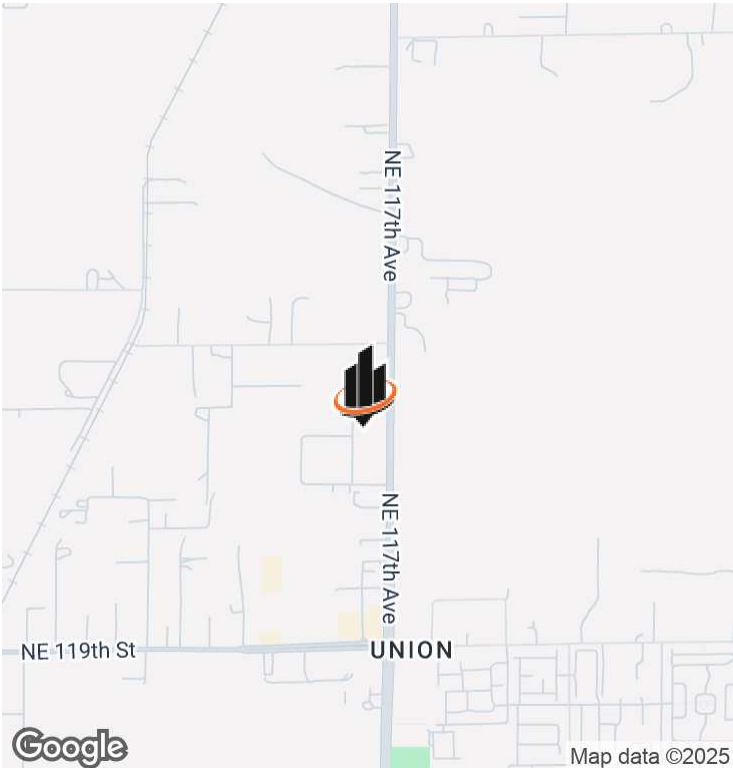
PRESENTED BY:

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WA #48792



PROPERTY HIGHLIGHTS

- Brand New built in 2025
- Customizable Units from 1,600 to 11,200 Sq. Ft.
- High Visibility from NE 117th Ave. (SR 503)
33,000 car trips per day.
- 110v-single phase & 208v 3 phases 200amp
- - Modern amenities, Energy efficient LED lights
- - Comcast Fiberoptic Internet
- - Ample parking
- - High ceilings
- - Logistical convenience for tenants
- - Professional management
- - Well-maintained facility
- - Dynamic and adaptable workspace

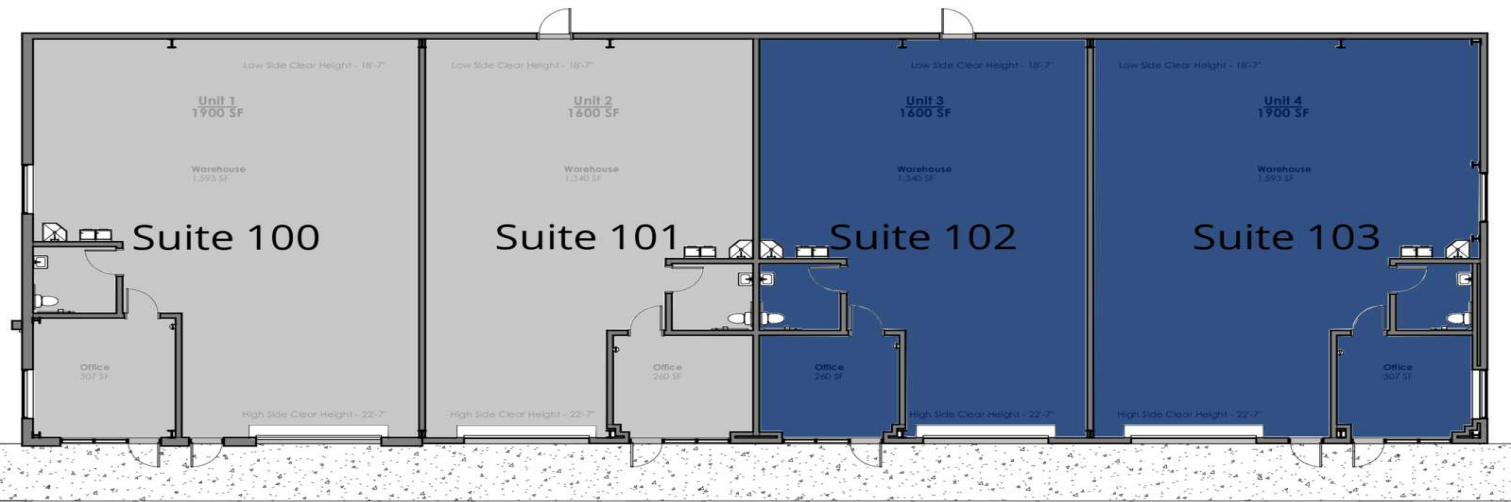
PROPERTY DESCRIPTION

Experience a brand-new, state-of-the-art warehouse flex space for lease. Offering meticulously designed floor plans ranging from 1,400 to 11,200sq. ft. of contiguous space. This exceptional property combines modern architecture with superior functionality, featuring high ceilings, abundant parking, and professional management to ensure a polished and impeccably maintained environment. Ideally positioned near major transportation routes, it delivers unparalleled accessibility and logistical convenience, making it the perfect choice for discerning businesses seeking a sophisticated and adaptable workspace in dynamic growth corridor.

LEASE RATE:	\$2,400.00 - 3,015.00
NUMBER OF UNITS:	4
AVAILABLE SF:	1,600 - 3,500 SF
LOT SIZE:	2.5 Acres
BUILDING SIZE:	7,000 SF

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PLANS



AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 100	Unavailable	1,900 SF	\$197 mo	-	38' x 50' Warehouse, Office Restroom
Suite 101	Unavailable	1,600 SF	\$167 mo	-	32' x 50' Warehouse, Office Restroom
Suite 102	Available	1,600 SF	\$167 mo	\$2,400 per month	32' x 50' Warehouse, Office, Restroom
Suite 103	Available	1,900 SF	\$197 mo	\$2,850 per month	38' x 50' Warehouse, Office, Restroom

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ADDITIONAL PHOTOS



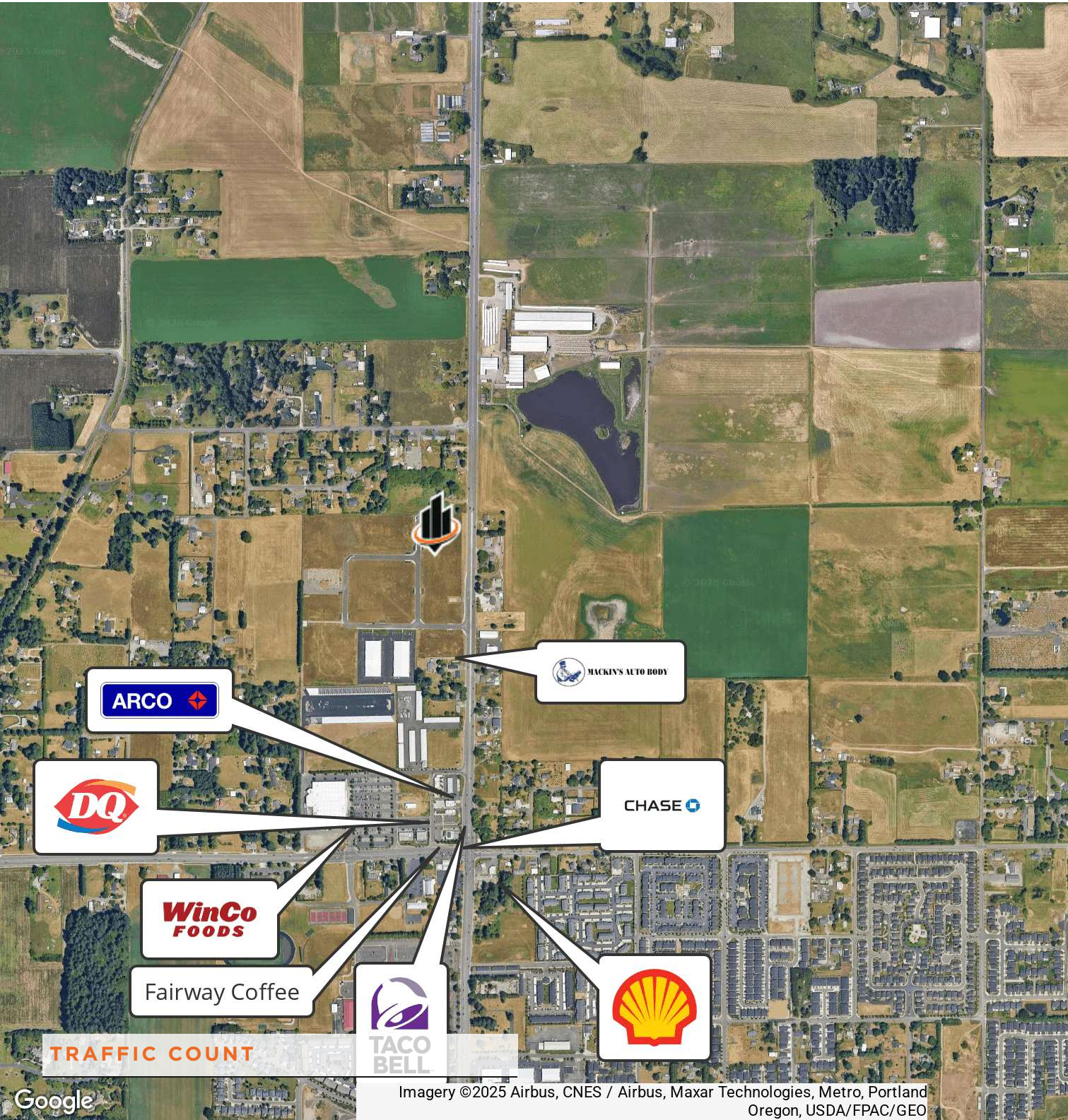
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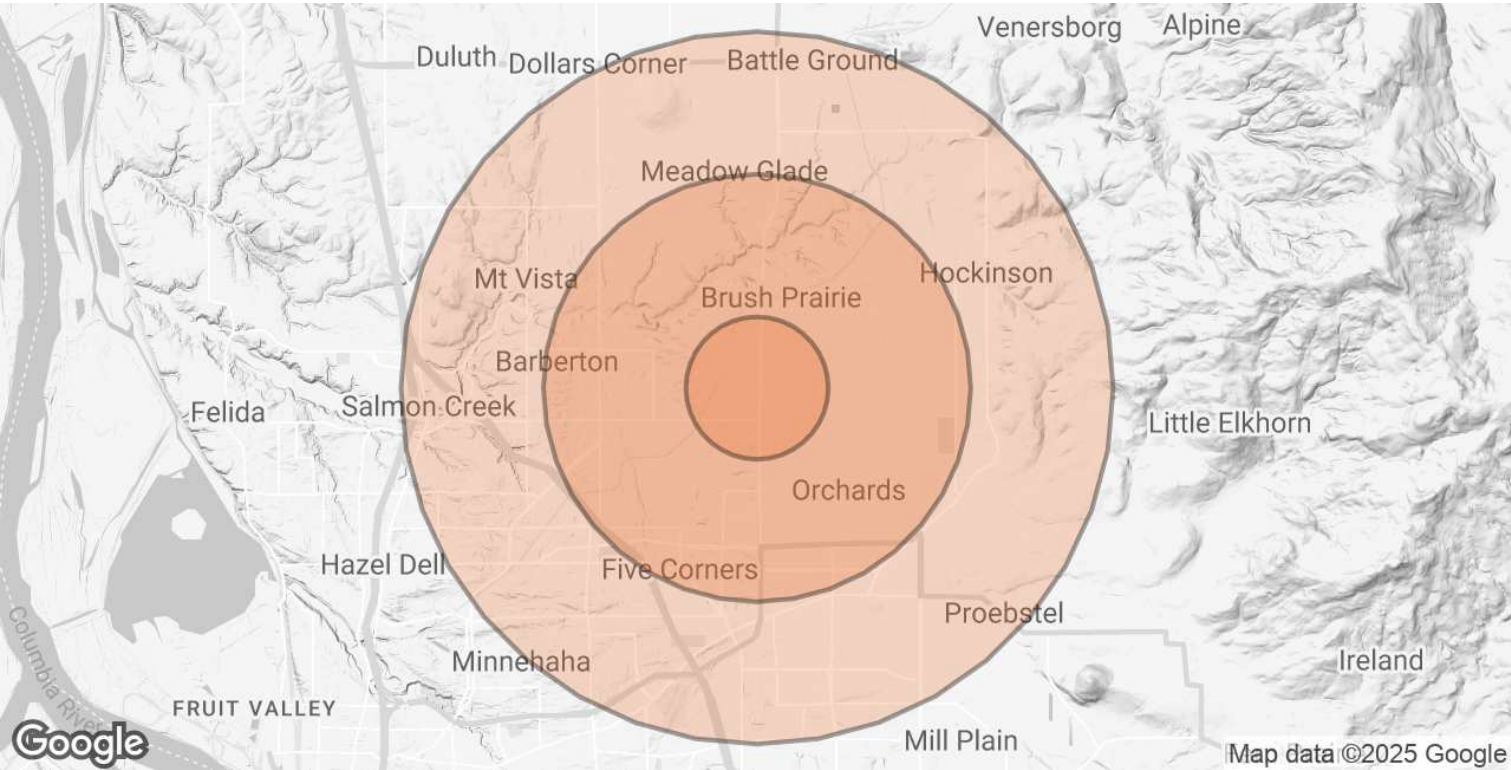
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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,170	52,078	158,181
AVERAGE AGE	33	38	39
AVERAGE AGE (MALE)	33	38	38
AVERAGE AGE (FEMALE)	34	39	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,243	17,593	56,676
# OF PERSONS PER HH	2.8	3	2.8
AVERAGE HH INCOME	\$100,405	\$119,311	\$113,667
AVERAGE HOUSE VALUE	\$564,311	\$547,041	\$535,492

Demographics data derived from AlphaMap

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