

# FOR LEASE

WAREHOUSE + OFFICE

3112 NE 112<sup>th</sup> Ave | Vancouver, WA 98682

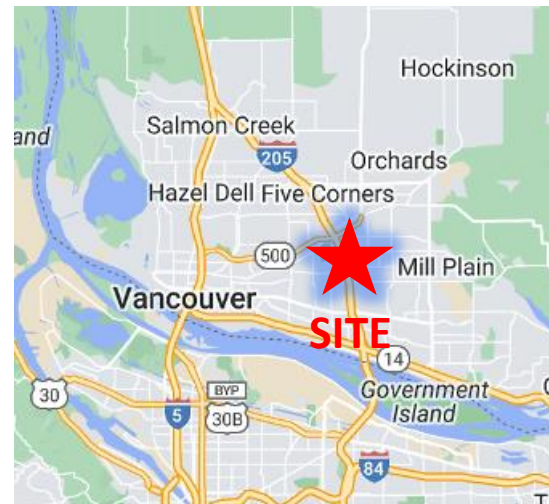


900 Washington St, Suite 850, Vancouver, WA  
360.750.5595 | www.fg-cre.com



## PROPERTY HIGHLIGHTS

- Available:
  - +/- 10,000 SF total (approximately 5,000 SF warehouse and 5,000 SF office space)
  - \$0.90/SF shell; \$1.20/SF office surcharge
- Loading: 2 grade doors
- Clear height: 15'
- Sprinklered
- Power: 120/240
- Easy access to I-205



**FOR MORE INFORMATION:**

**Garret Harper, SIOR, CCIM**  
360.597.0572 | gharper@fg-cre.com

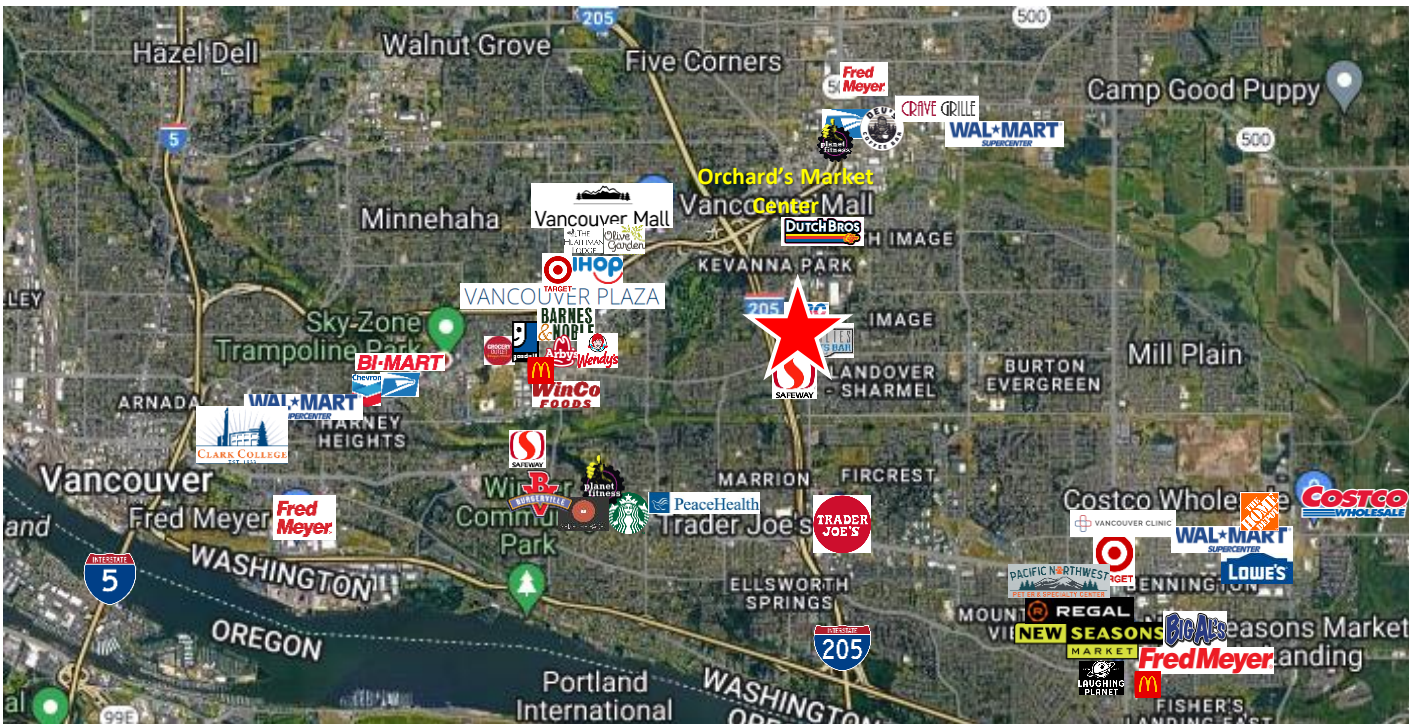
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## 2024 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	19,665	145,741	272,966
2029 Projected Population	21,290	157,399	294,682
Est. Average Household Income	\$78,115	\$86,687	\$93,842
Est. Total Businesses	356	6,952	11,723
Est. Total Employees	4,166	50,930	92,082

## Average Daily Traffic

NE 112<sup>th</sup> Ave @ NE 28<sup>th</sup> St S – 22,267  
NE Burton Rd @ NE 110<sup>th</sup> Ave E – 20,400  
I-205 @ NE Burton Rd S – 123,409

This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.