

**BRAND NEW AND AVAILABLE
BUILDING "D" UP TO 11,200 SQ. FT**



FOR LEASE

Warehouse/Office

12715 NE 115TH AVE

Vancouver, WA 98662

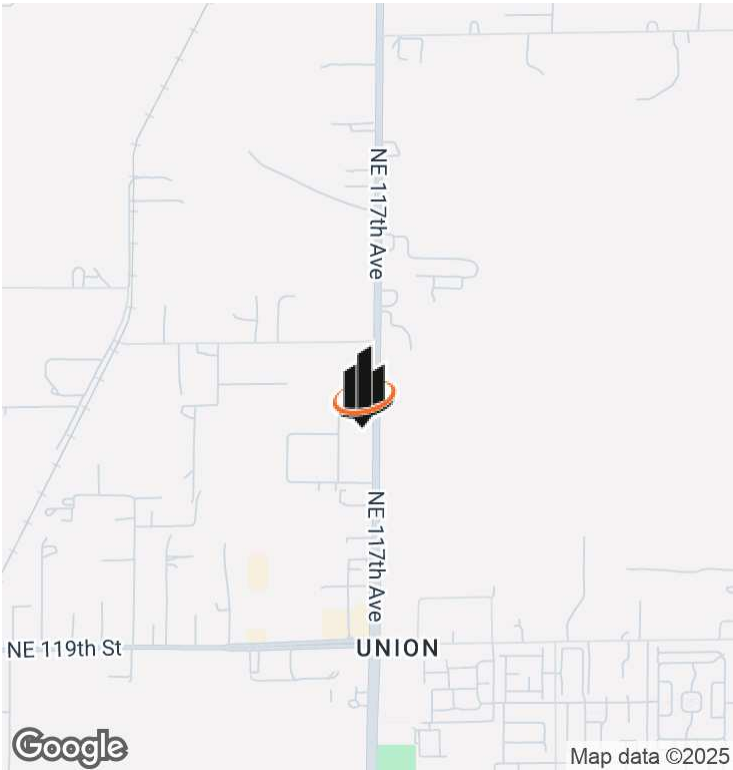
PRESENTED BY:

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WA #48792



PROPERTY HIGHLIGHTS

- Brand New built in 2025
- Customizable Units from 2,800 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:	Negotiable
NUMBER OF UNITS:	4
AVAILABLE SF:	2,800 - 11,200 SF
LOT SIZE:	2.5 Acres
BUILDING SIZE:	11,200 SF

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PLANS

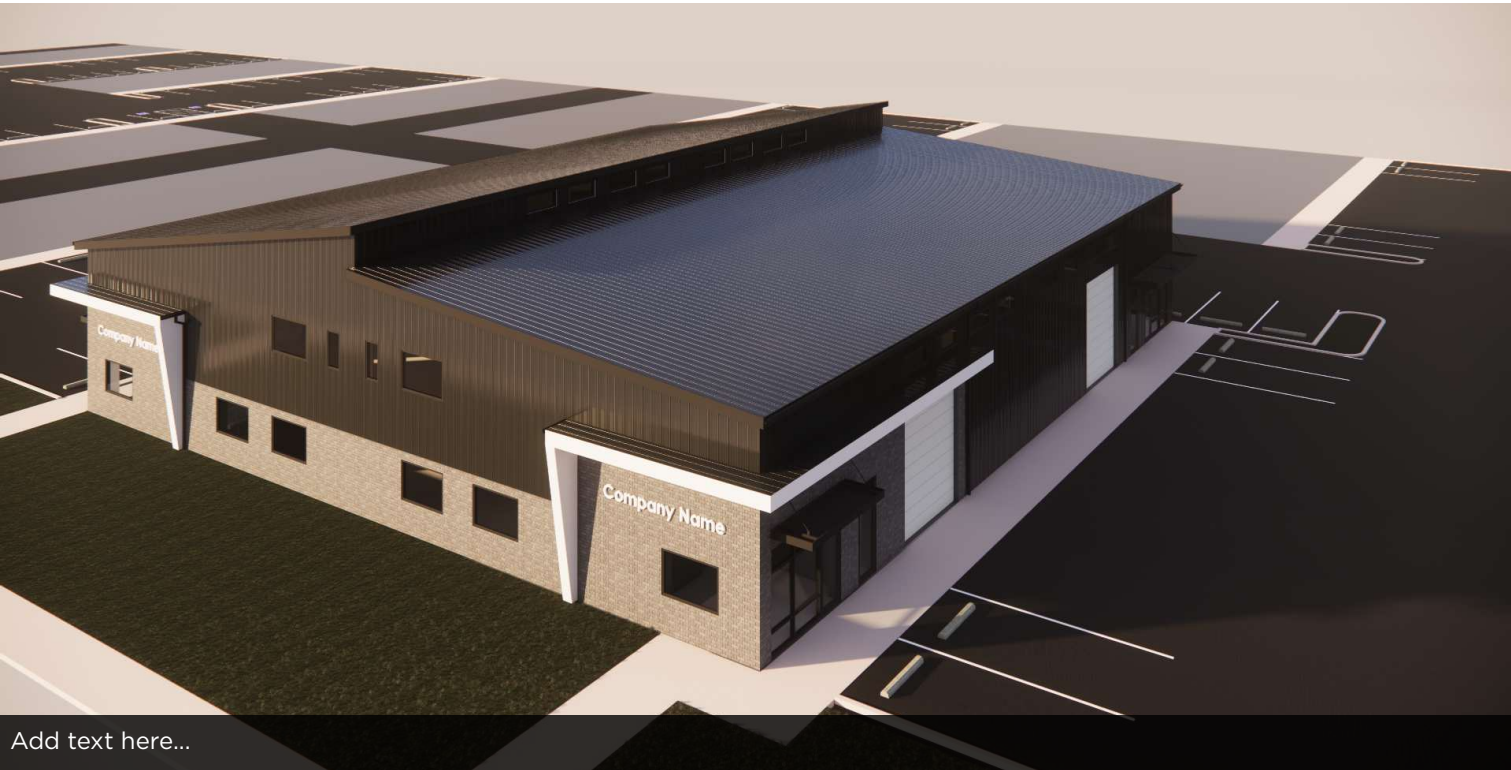


AVAILABLE SPACES

SUITE	TENANT	SIZE	NNN	RATE	DESCRIPTION
Suite 100	-	2,800 SF	\$295 mo	\$4,425 per month	56' x 50' Wearhouse, Office, Restroom.
Suite 101	-	2,800 SF	\$295 mo	\$4,225 per month	56' x 50' Wearhouse, Office, Restroom.
Suite 102	-	2,800 SF	\$295 mo	\$4,225 per month	56' x 50' Wearhouse, Office, Restroom.
Suite 103	-	2,800 SF	\$295 mo	\$4,425 per month	56' x 50' Wearhouse, Office, Restroom.

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SITE PLAN WITH BUILDING LOCATIONS



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ADDITIONAL PHOTOS



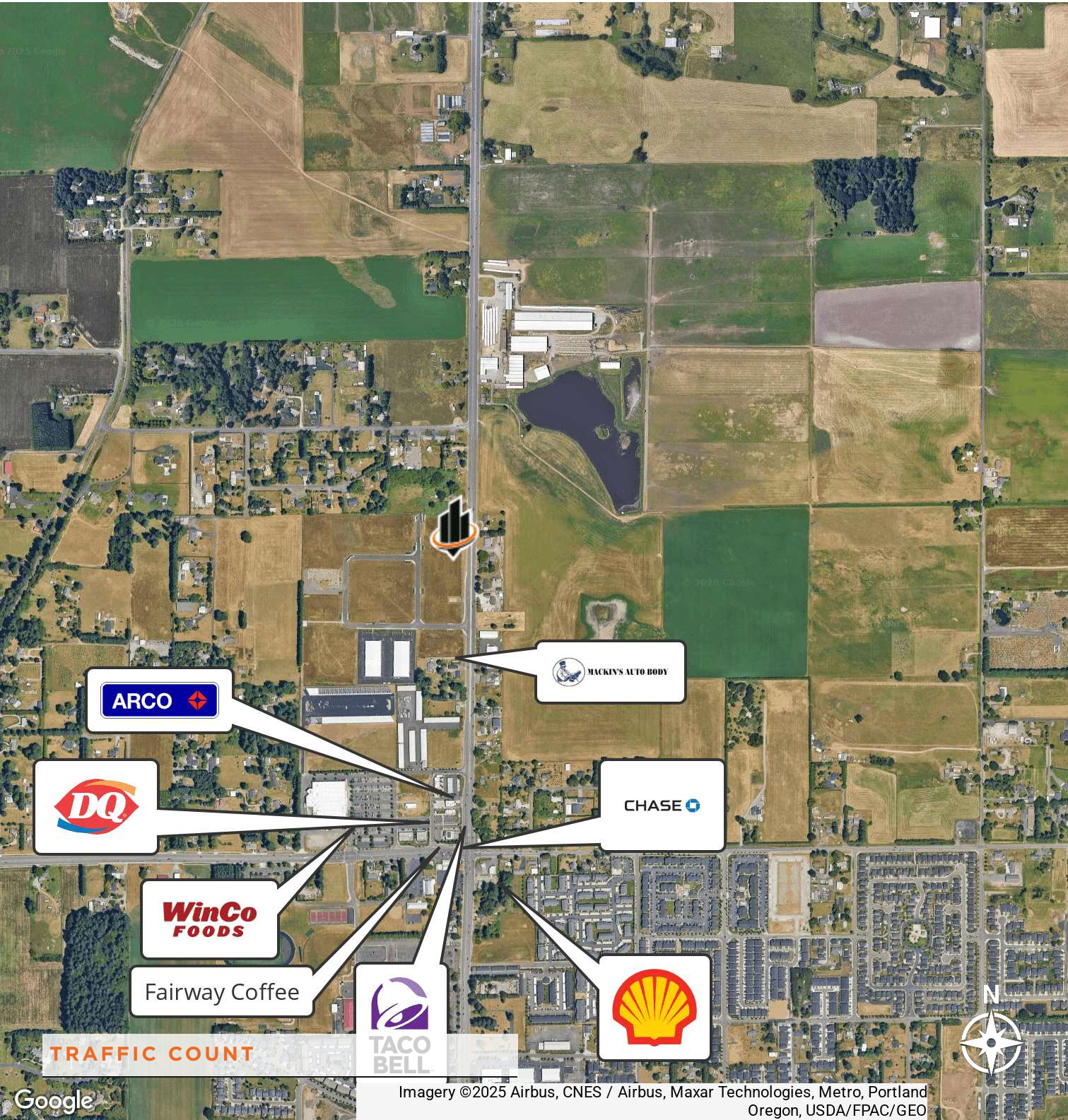
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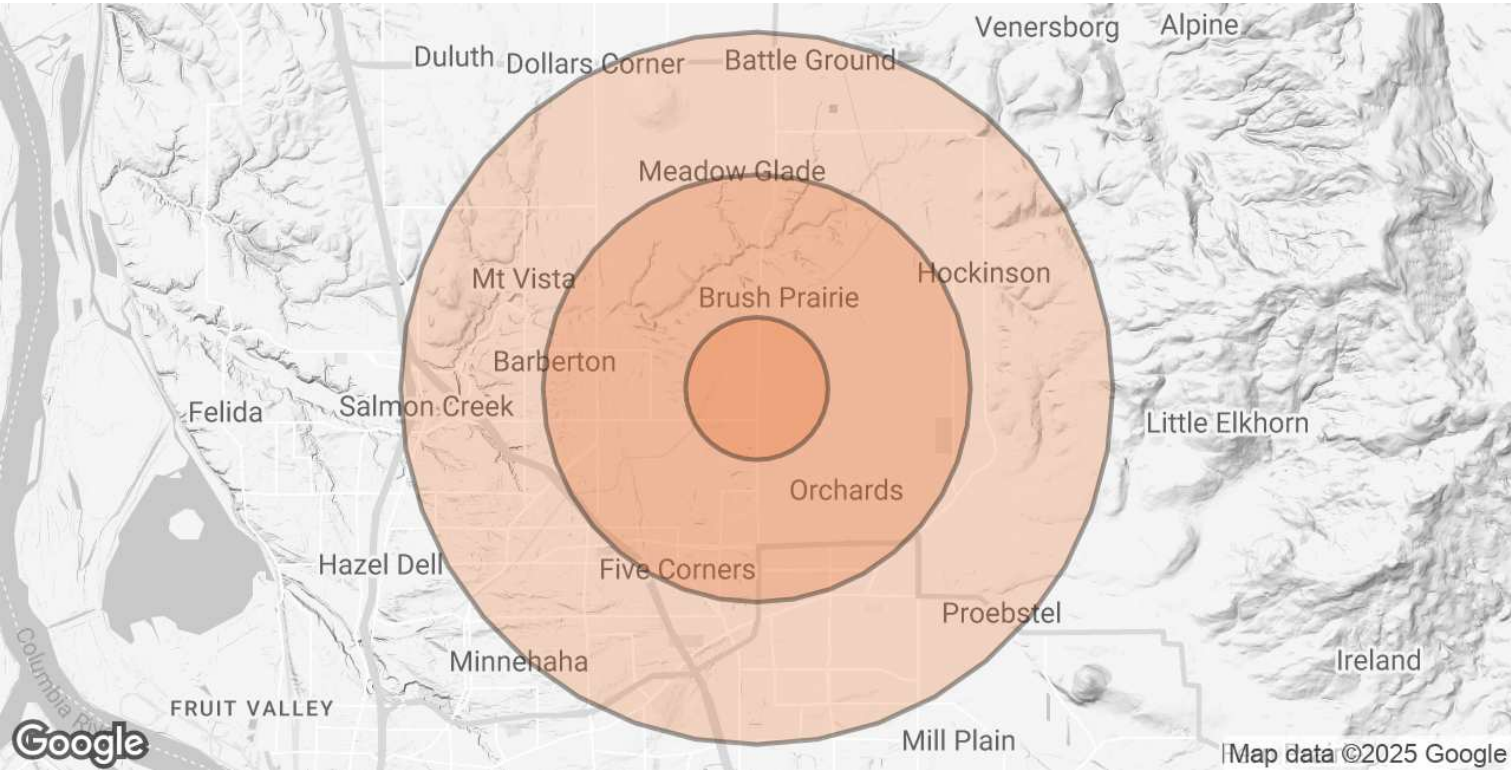
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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



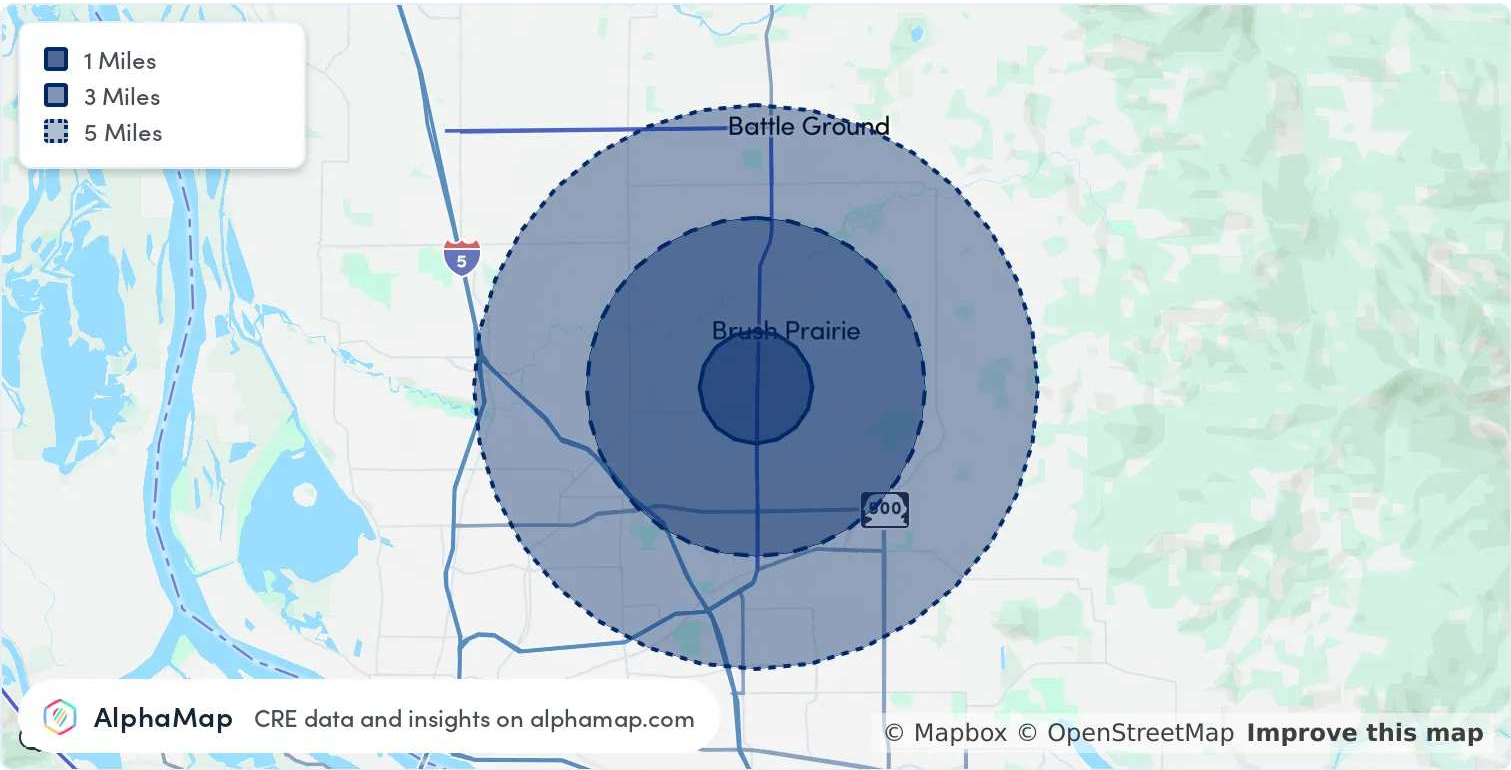
POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,133	53,964	158,181
AVERAGE AGE	33	38	39
AVERAGE AGE (MALE)	33	38	38
AVERAGE AGE (FEMALE)	34	39	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,230	18,178	56,676
# OF PERSONS PER HH	2.8	3	2.8
AVERAGE HH INCOME	\$100,176	\$119,949	\$113,667
AVERAGE HOUSE VALUE	\$562,974	\$549,390	\$535,492

Demographics data derived from AlphaMap

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AREA ANALYTICS



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,133	53,964	158,181
AVERAGE AGE	33	38	39
AVERAGE AGE (MALE)	33	38	38
AVERAGE AGE (FEMALE)	34	39	40

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,230	18,178	56,676
PERSONS PER HH	2.8	3	2.8
AVERAGE HH INCOME	\$100,176	\$119,949	\$113,667
AVERAGE HOUSE VALUE	\$562,974	\$549,390	\$535,492
PER CAPITA INCOME	\$35,777	\$39,983	\$40,595

Map and demographics data derived from AlphaMap

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