

**FOR SALE** 1305 W. 17th St.  
Vancouver, WA 98660

**44,000 SF Industrial Bldg. with Fenced Yard**

**Warehouse/Office with  
Heavy Power and Yard Area  
plus Add'l Parcels**



**Columbia  
Commercial**  
Commercial Leasing | Sales | Property Management

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**9120 NE Vancouver Mall Loop, Suite 266 • Vancouver, WA 98662**

*The information contained herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase or lease.*

## PROPERTY INFO:

### Warehouse/Office Space (#2 on map):

- 44,000 SF Shell
- Warehouse Area: 36,036 SF
- 4 Grade Doors (3 oversized - 19' W x 16' H)
- 6 Dock Doors (6 oversized - 19' W x 16' H including 2 Pony Docks, 1 Recessed Dock)
- Clear Height: 21'
- Heavy Power - 1,200 Amps of 480 Volt Power
- Restroom in Warehouse Area
- Zoning: Heavy Industrial (IH)
- Office Area:
  - 1st Floor - 4,894 SF Space
  - 2nd Floor - 2,800 SF Space
  - Total - 7,964 SF
- Yard Area (#1,#3,#4,#4a,#5 on map):
  - Approx. 35,565 SF
  - Paved & Fenced with Lighting

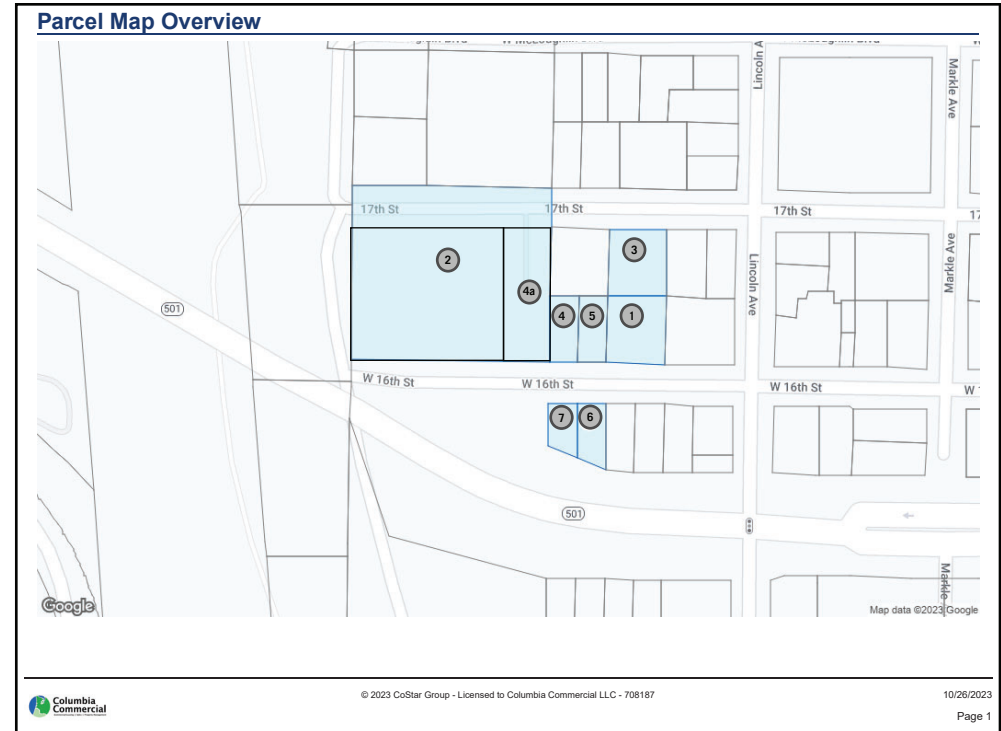
### Two Additional Parcels: (#6,#7 on map):

- Location: South side of W. 16th St.
- Parcel #6: 3,920 SF
- Parcel #7: 3,049 SF
- Zoning: City Center (CX)



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(Located on west side of town in industrial area)

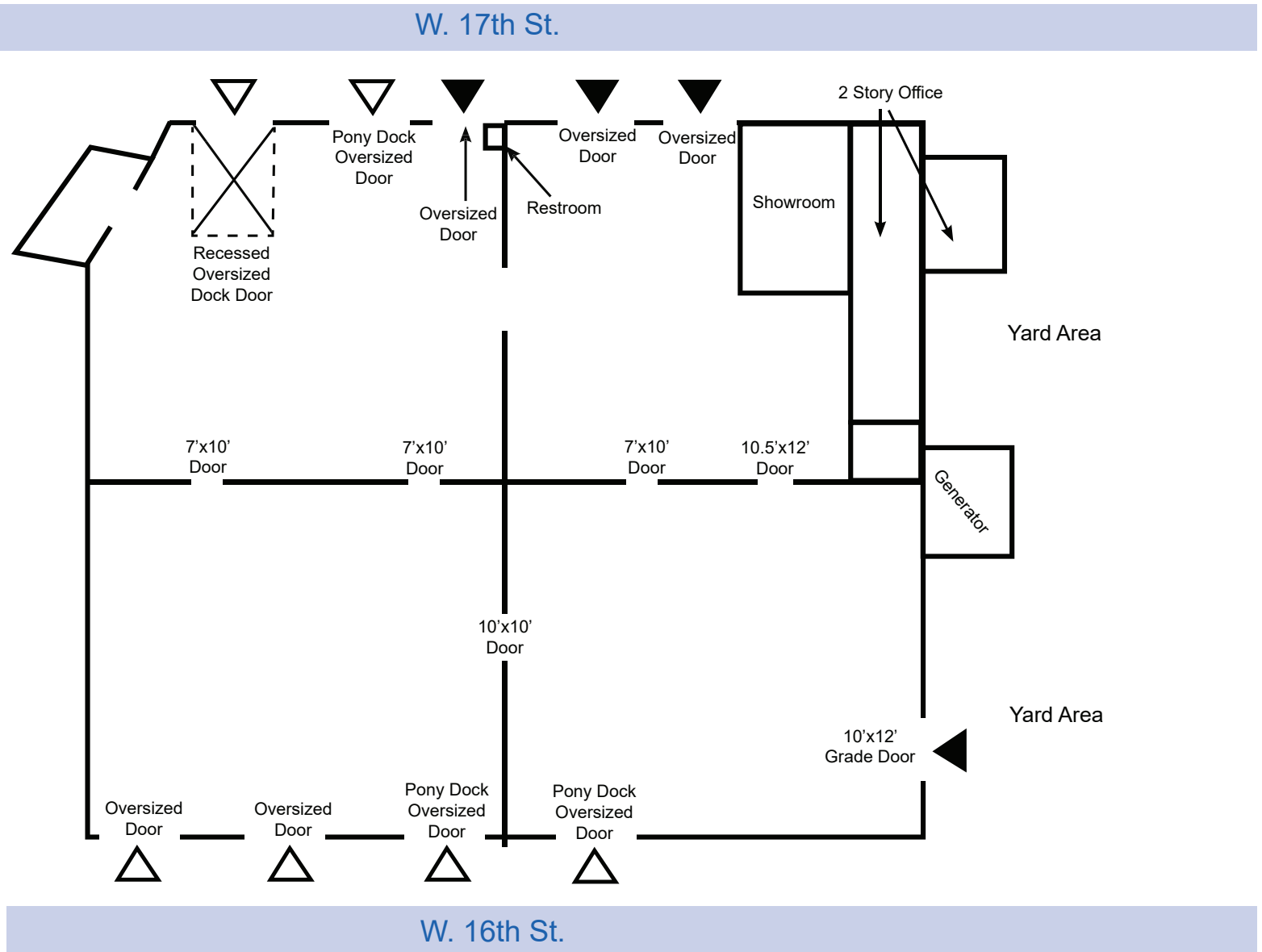
**Commercial property suitable for Owner/User  
or value-add Investment Opportunity**



## SALE PRICE:

**\$6,600,000 (\$150.00/SF)**

# WAREHOUSE/OFFICE FLOOR PLAN



Oversized Doors are 19' W and 16' H

△ = Dock Door

▲ = Grade Door

1305 W. 17th Street | Vancouver, Washington 98660

# PHOTOS



Warehouse Interior



Warehouse Interior

# AERIAL MAP - ZOOM IN



# AERIAL MAP - ZOOM OUT



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