

**BRAND NEW AND AVAILABLE  
BUILDING "B" UP TO 5,600 SQ. FT**



**FOR LEASE**

## Warehouse/Office

**12727 NE 115TH AVE**

Vancouver, WA 98662

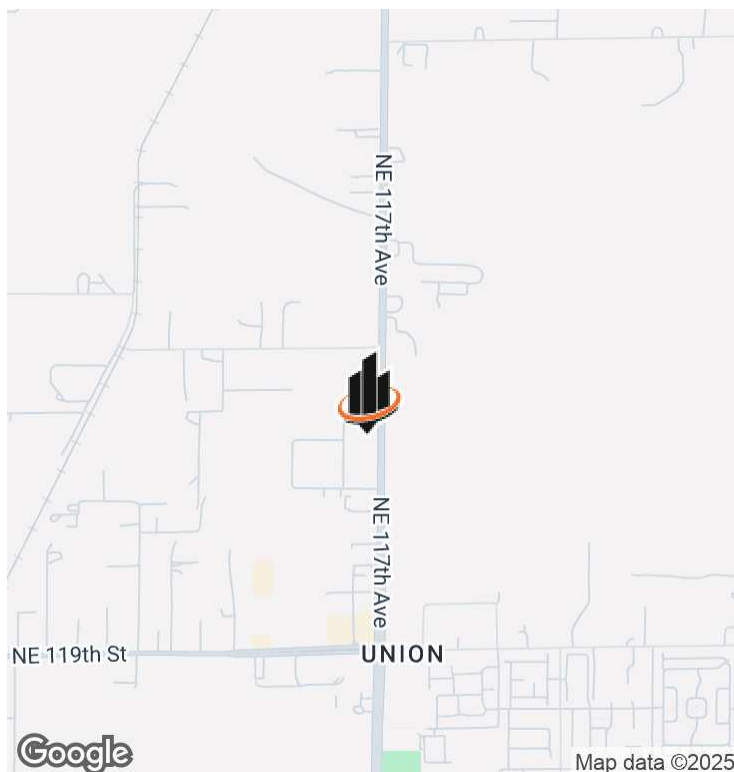
**PRESENTED BY:**

**LARRY KROTENKO**

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WA #48792



LEASE RATE:	Negotiable
NUMBER OF UNITS:	4
AVAILABLE SF:	1,600 - 3,500 SF
LOT SIZE:	2.5 Acres
BUILDING SIZE:	5,600 SF

### PROPERTY DESCRIPTION

Introducing a Brand new versatile industrial and flex space for lease at 12709 NE 115th Ave, Vancouver, WA. With customizable floor plans ranging from 1,400 to 11,200 Sq. Ft., and modern amenities, this property offers the ideal setting for businesses to thrive. Featuring high ceilings, ample parking, and professional management, tenants can expect a well-maintained facility with dynamic and adaptable workspace. Strategically located near major transportation routes, this property provides logistical convenience for efficient operations. Don't miss this opportunity to secure a prime commercial space in a thriving area.

### PROPERTY HIGHLIGHTS

- Brand New built in 2025
- Customizable Units from 1,400 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

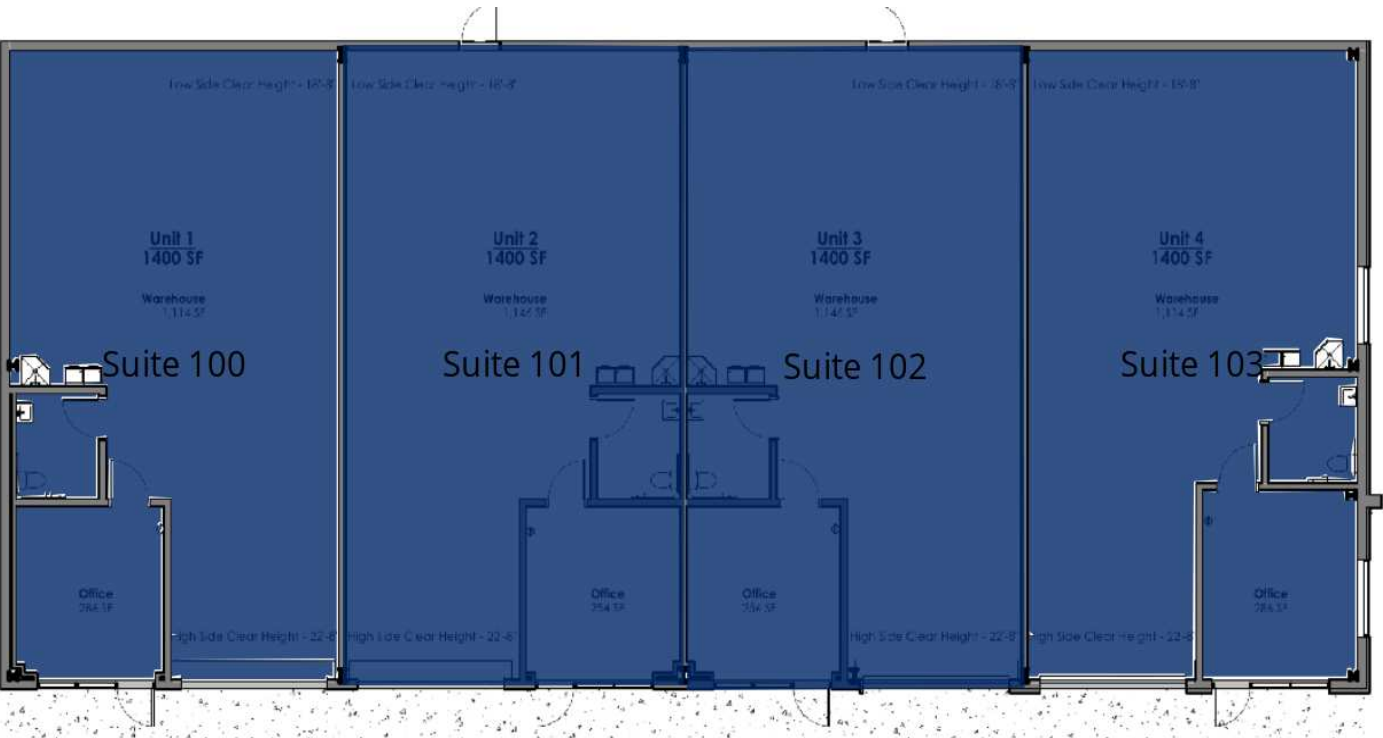
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PLANS



AVAILABLE SPACES

SUITE	TENANT	SIZE	NNN	RATE	DESCRIPTION
Suite 100	-	1,400 SF	\$145 mo	\$2,100 per month	28' x 50' Wearhouse, Office, Restroom.
Suite 101	-	1,400 SF	\$145 mo	\$2,100 per month	28' x 50' Wearhouse, Office, Restroom.
Suite 102	-	1,400 SF	\$145 mo	\$2,100 per month	28' x 50' Wearhouse, Office, Restroom.
Suite 103	-	1,400 SF	\$145 mo	\$2,225 per month	28' x 50' Wearhouse, Office, Restroom.

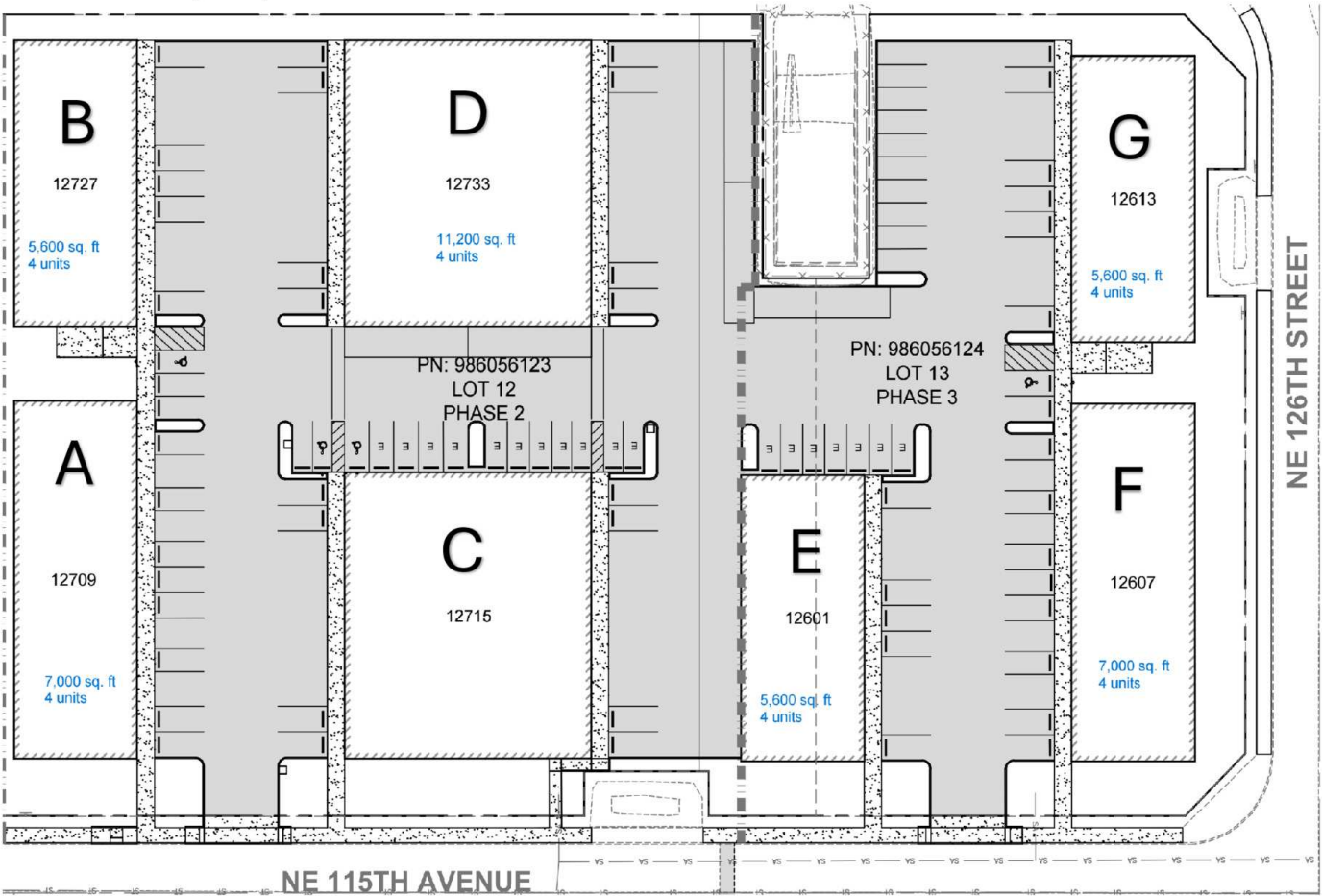
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SITE PLAN WITH BUILDING LOCATIONS



28' x 50' Wearhouse, Office, Restroom.



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## ADDITIONAL PHOTOS



**LARRY KROTENKO**

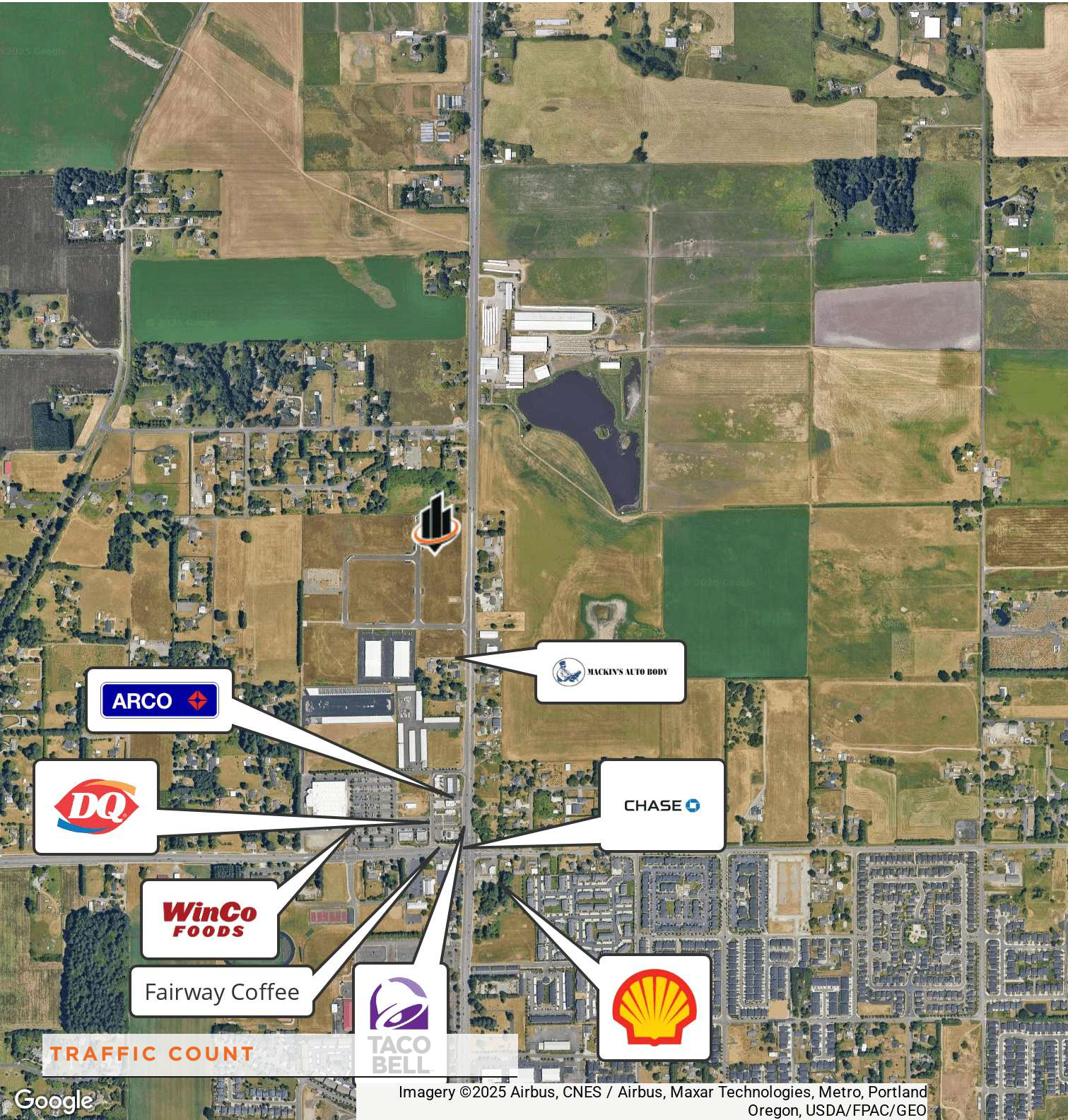
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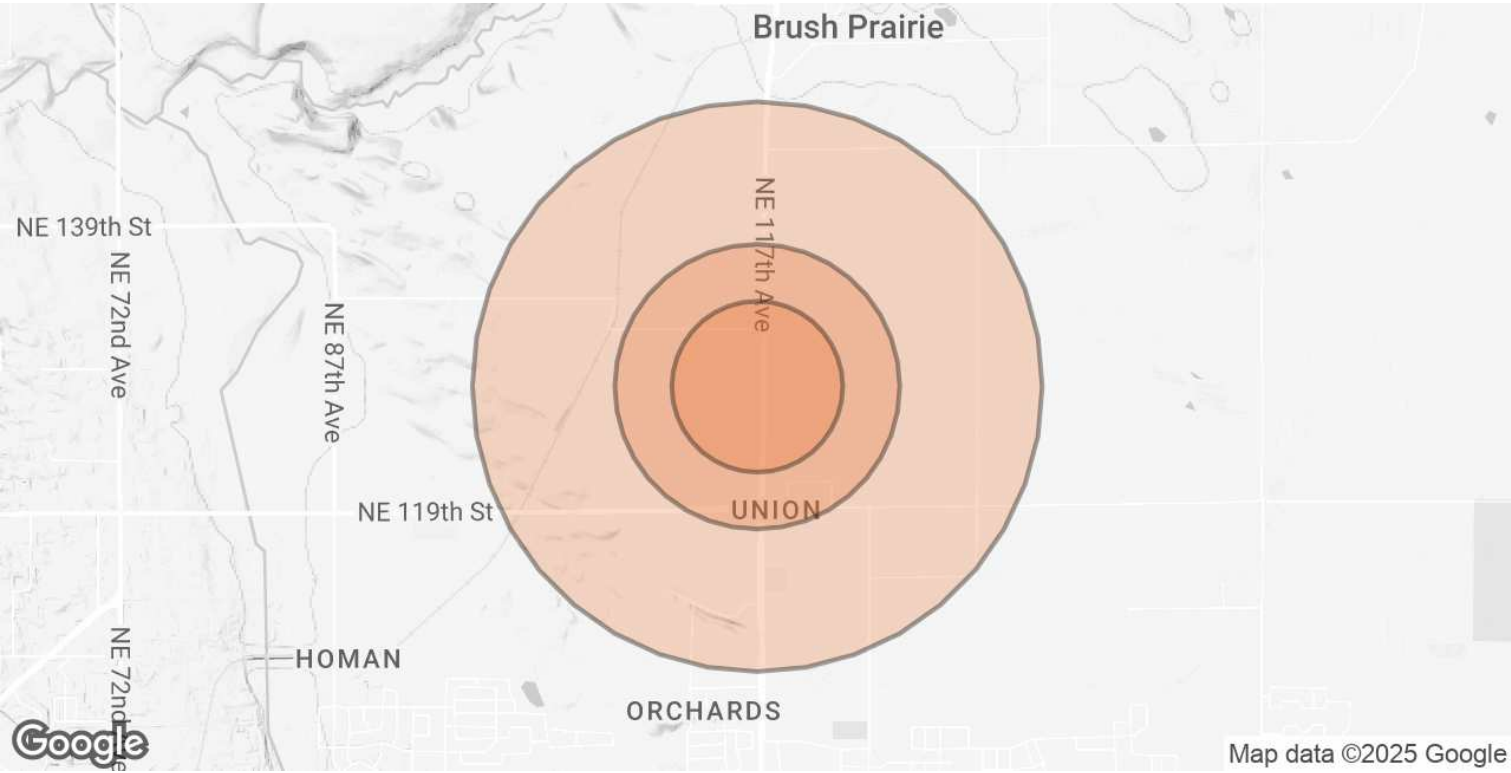
RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	91	368	6,170
AVERAGE AGE	44	43	33
AVERAGE AGE (MALE)	43	42	33
AVERAGE AGE (FEMALE)	44	43	34

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	32	131	2,243
# OF PERSONS PER HH	2.8	2.8	2.8
AVERAGE HH INCOME	\$132,555	\$130,074	\$100,405
AVERAGE HOUSE VALUE	\$742,208	\$729,036	\$564,311

Demographics data derived from AlphaMap

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