

# SMALL WAREHOUSES FOR LEASE

## Salmon Creek Business Park

### Building D-1 & Building D-2

1311 & 1313 NE 144th Street, Vancouver, WA 98685



#### Features of Bldgs. D-1 & D-2 Include:

- Warehouse Only Spaces: 560 to 1,250 SF Shell
- Warehouses w/ Office: 1,680 to 4,800 SF Shell
- D-1: 18' Clear Height, D-2: 16' Clear Height
- 12'W x 14'H Insulated Roll-Up Doors with Automatic Openers
- D-1: Mezzanine Space above Office for Light Storage
- D-1: 3 Phase Power, D-2: 110/220 Volt Single Phase Power
- Insulated Roof on Both Buildings

#### Contact:

**Coleman Brown, CCIM**  
(360) 952-4758  
Coleman@CCPprop.com

**Access to common Restroom  
in D-1 for Warehouse Only Clients**

#### Pricing and Availability for Buildings D-1 & D-2

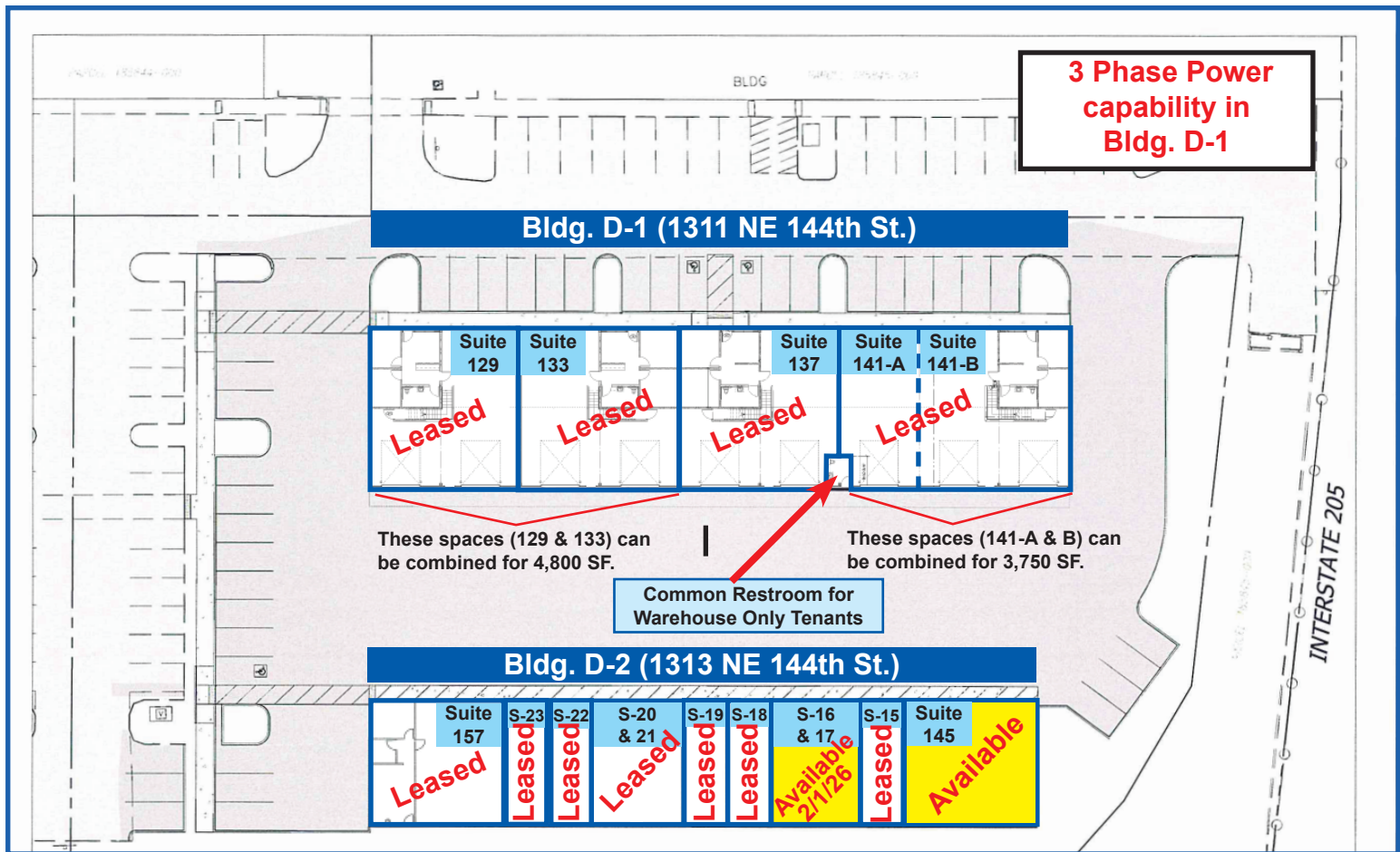
Unit	Total Area Sq. Ft.	Warehouse Area Sq. Ft.	Office Area Sq. Ft.	Pricing	Availability
<b>Building D-1:</b>					
<b>No Availabilities at this time.</b>					
<b>Building D-2:</b>					
Suite 145	1,680 SF	1,120 SF	560 SF	\$2,465 + \$672 NNN	<b>Available Now</b>
Space 16/17	1,120 SF	1,120 S	0 SF	\$1,512 + NNN	<b>Available 2/1/26</b>



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



LEGEND - BLDG. D-1			
SPACE DESIGNATION	TOTAL AREA SQUARE FEET	OFFICE AREA SQUARE FEET	WAREHOUSE AREA SQUARE FEET
Suite 129	2,338 SF	562.5 SF	1,775.5 SF
Suite 133	2,462 SF	625 SF	1,837 SF
Suite 137	2,500 SF	625 SF	1,875 SF
Suite 141-B	2,375 SF	562.5 SF	1,812.5 SF
Suite 141-A	1,250 SF	0 SF	1,250 SF

LEGEND - BLDG. D-2			
SPACE DESIGNATION	TOTAL AREA SQUARE FEET	OFFICE AREA SQUARE FEET	WAREHOUSE AREA SQUARE FEET
Spaces S-15 - S-23	560 SF	0 SF	560 SF
Spaces S-20/21 and S-16/17	1,120 SF	0 SF	1,120 SF
Suites 145 & 157	1,680 SF	560 SF	1,120 SF

