

FOR LEASE

INDUSTRIAL UNIT

5,767 SF

\$7,900 mo/gross

GLENWOOD INDUSTRIAL PARK

Hwy 503 & 126th St - Vancouver, WA



- Unit 5 Available
- Gross Lease/ 5 Yr Min
- Restroom
- Public Utilities
- 18' Clear Height
- 107' Clear Span | Center Post Every 25'
- 12' x 14' Overhead Door - Grade Level
- Masonry & Steel Construction
- Insulation- WH R-40/ Roof R-40/ Walls R-25
- Sprinklers- Auto Class IV Commodities on Racks to 18'
- Paved
- Access- Hwy 503 & NE 126th St

**NOW
LEASING**

Kelly Shea

360.921.3710

Kelly@SheaCRE.com

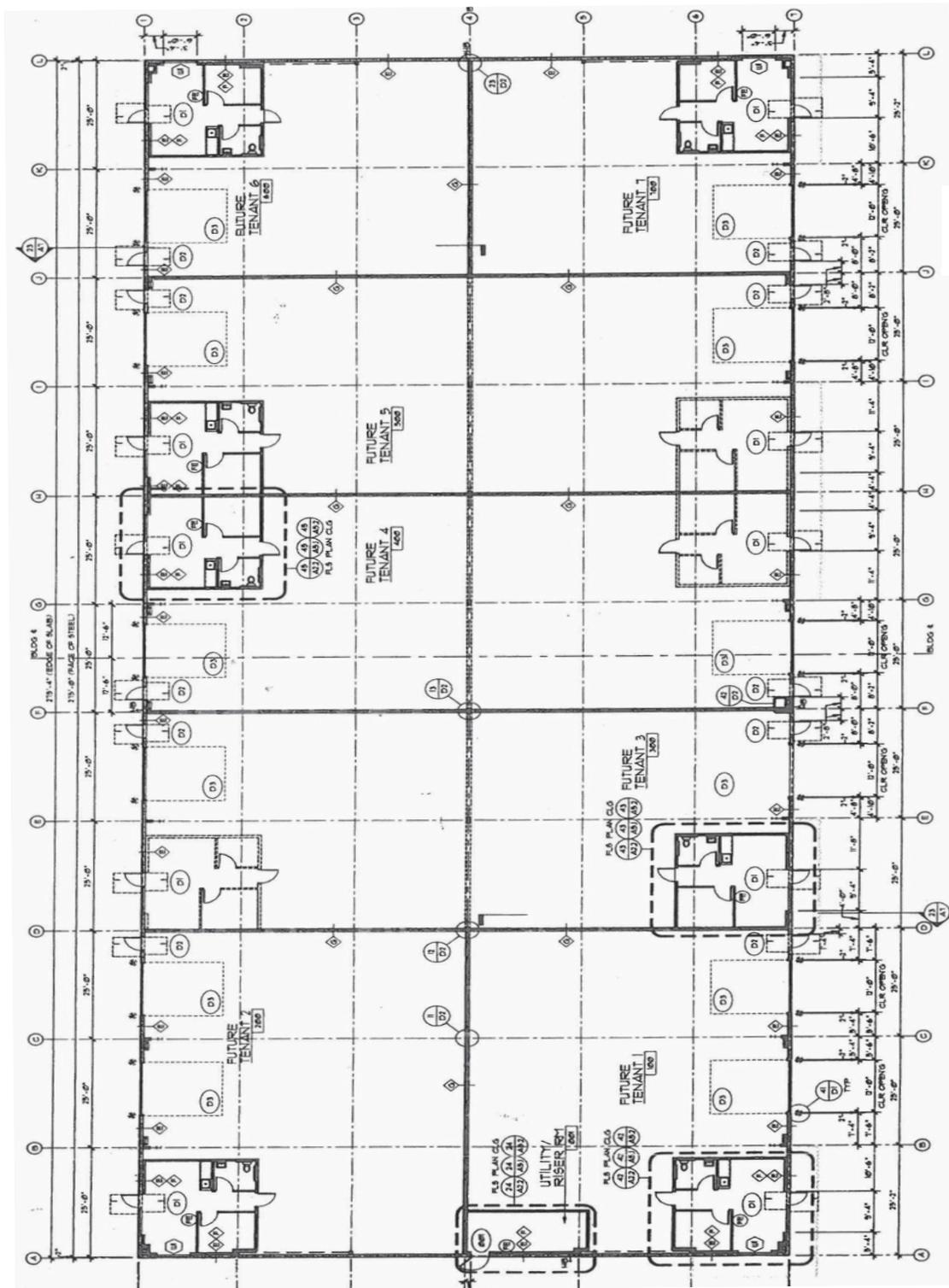


**MAJ COMMERCIAL
REAL ESTATE**

300 W 15th St., Ste 201 Vancouver, WA 98660

FLOOR PLAN - Detailed

HWY 503 & NE 126TH AVE | VANCOUVER, WA 98682
SAME LAYOUT BUILDING 1 & 2



BUILDING CONSTRUCTION



STEEL FRAME - BLOCK BASE - STEEL SIDING - OVERHEAD DOORS - PAVED PARKING



INTERIOR WILL BE SIMILAR CONSTRUCTION AS BUILDING SHOWN - UNION PRAIRIE BUSINESS PARK - BUILT 2017



BUILDING CONSTRUCTION

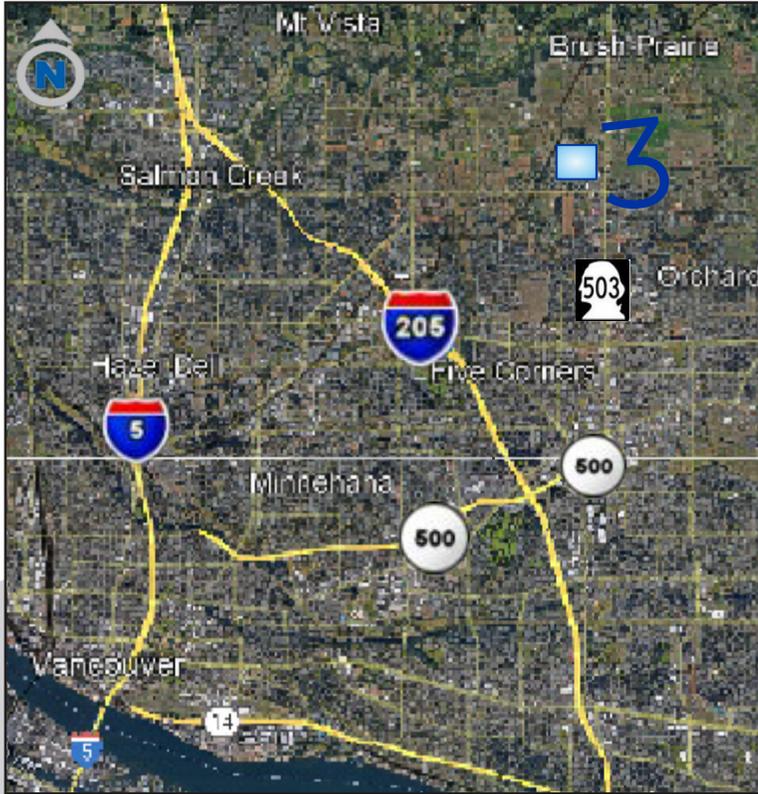
Photo 10/2022



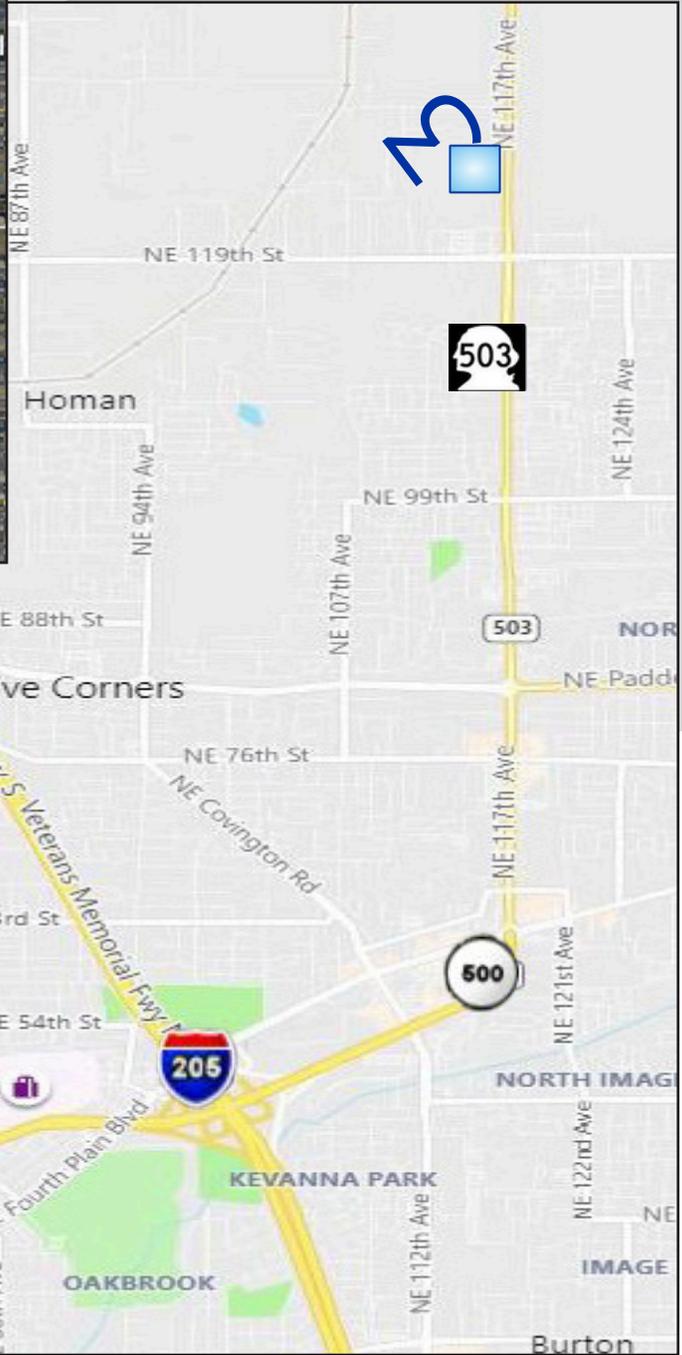
WHILE THE INFORMATION CONTAINED HEREIN IS FROM SOURCES DEEMED RELIABLE, IT HAS NOT BEEN INDEPENDENTLY VERIFIED BY THE MAJ COMMERCIAL REAL ESTATE OR BY BROKER.

AREA HWYS - LOCATION

HWY 503 & NE 126TH AVE | VANCOUVER, WA 98682



Glenwood Industrial Park



- 4 Miles to I-205
- 9 Miles to I-5
- 11 Miles to PDX



**MAJ COMMERCIAL
REAL ESTATE**
300 W 15th St., Ste 201 I Vancouver, WA 98660