

FOR LEASE

INDUSTRIAL UNIT

8,650 SF

\$11,900 mo/gross

GLENWOOD INDUSTRIAL PARK

8,650 SF - UNIT 5 & 6 - BLDG 1



- Unit 5 & 6 Available
- Gross Lease/ 5 Yr Min
- Restroom
- Public Utilities
- 18' Clear Height
- 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



STEEL FRAME - BLOCK BASE - STEEL SIDING - OVERHEAD DOORS

Flexible industrial / warehouse / flex space opportunities

Suitable for:

Light manufacturing

Contractor shops & yards

Storage & distribution

Automotive and service users

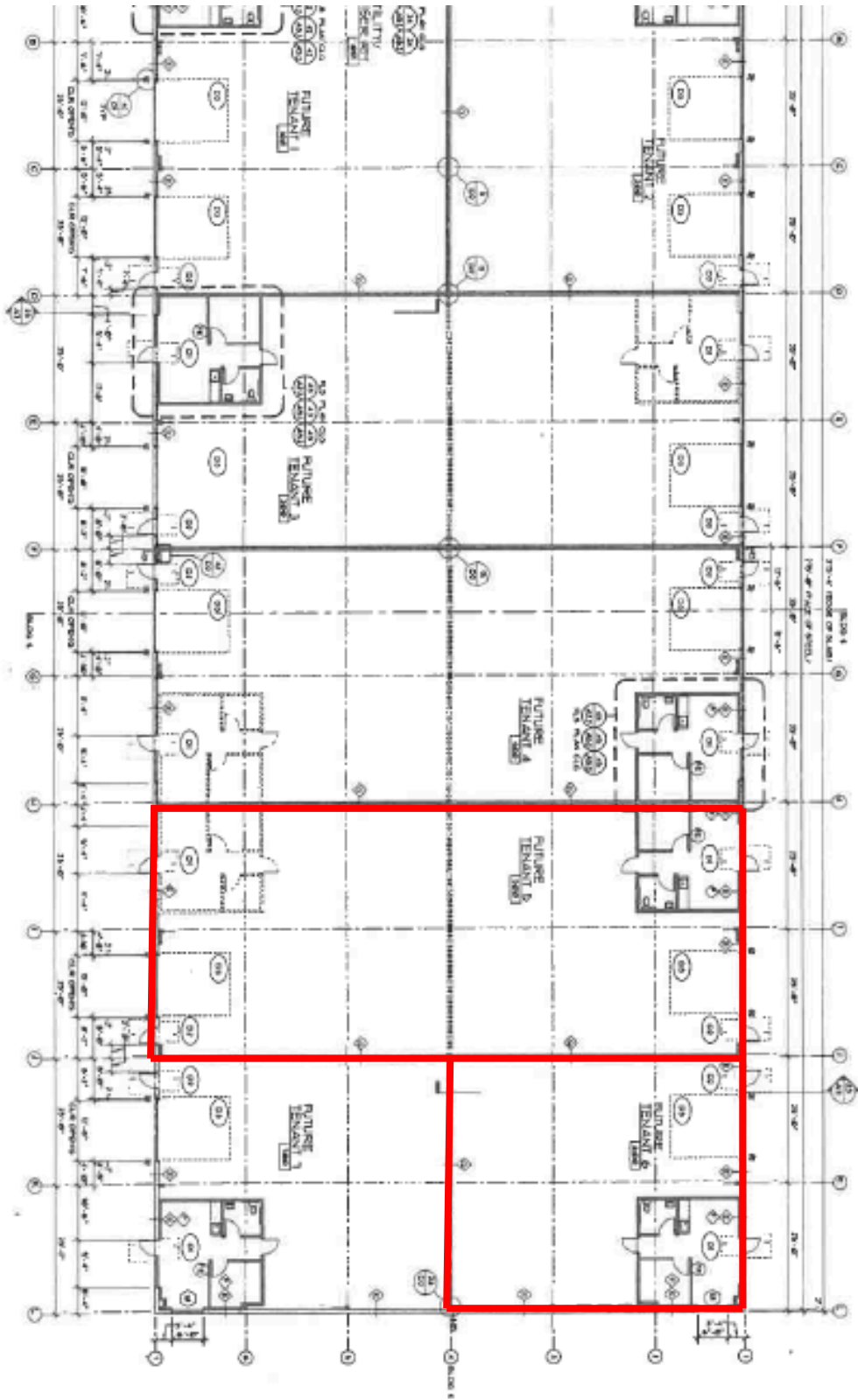
Ample parking and maneuvering areas (trucks, trailers, fleets)



PHOTO 10/20/22



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



Prime Industrial Location | Vancouver, WA

Strategically located at the intersection of Hwy 503 & NE 126th Ave

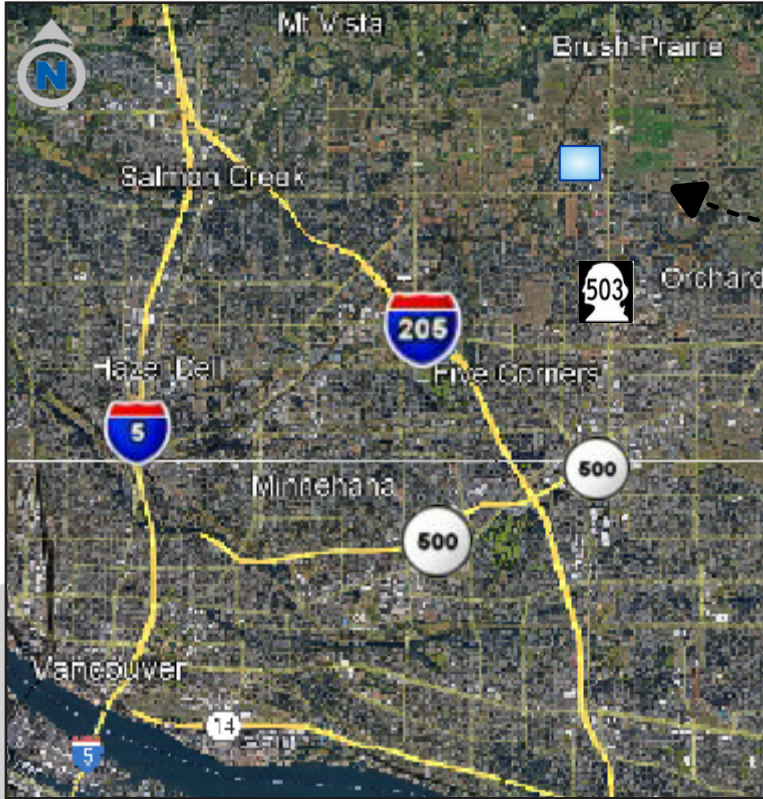
Positioned within the established Glenwood Industrial Park in the

Orchards submarket

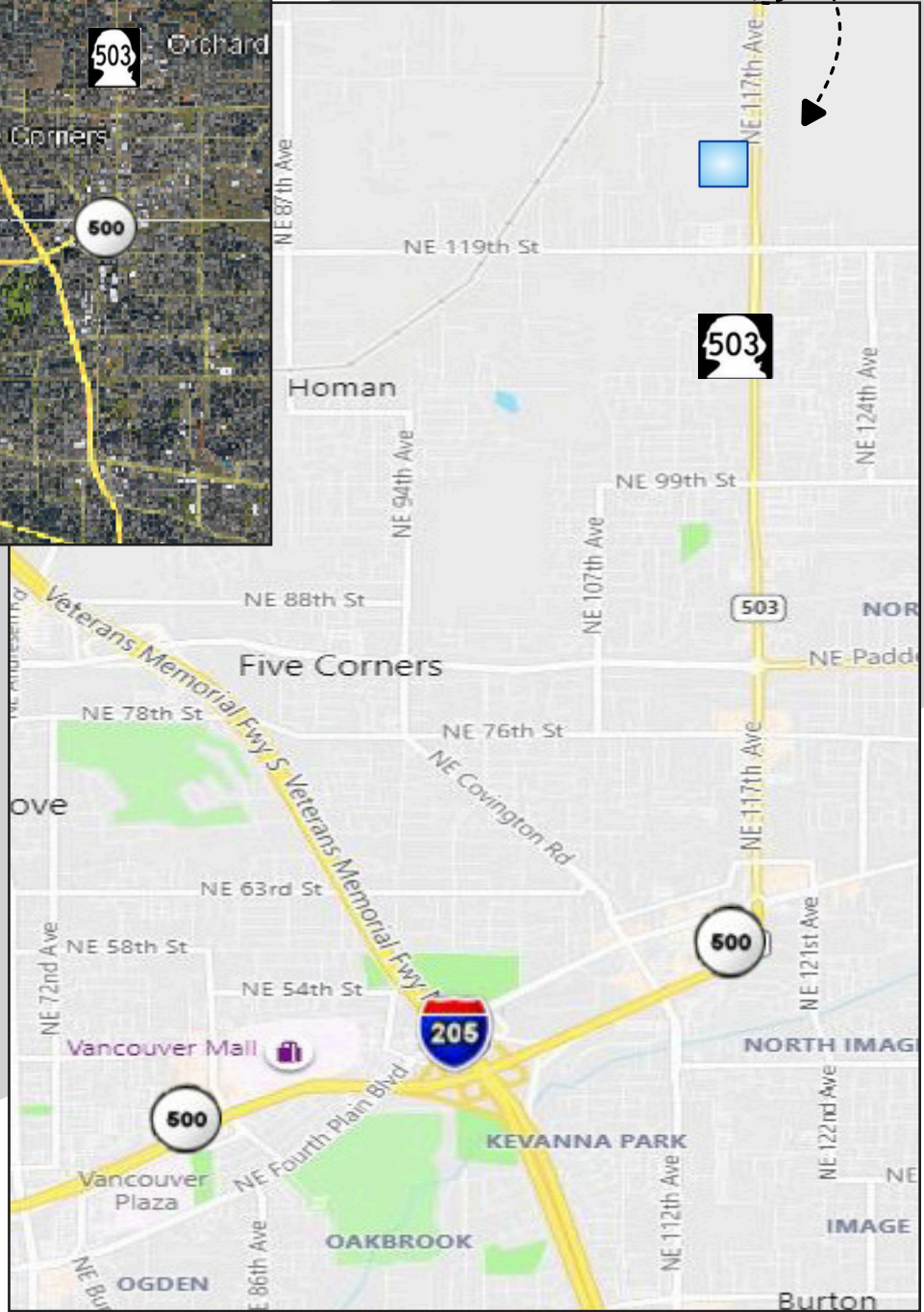
High-visibility corridor with strong daily traffic counts



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Glenwood Industrial Park



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

