

5500 NE 162nd Ave  
Vancouver, WA 98682

LISTED BY:



# Kurv Vancouver For Sale or Lease



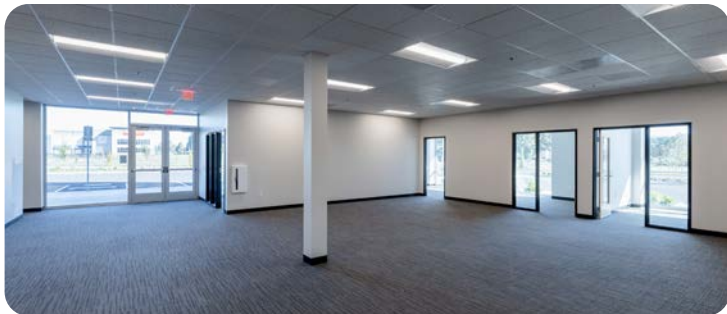
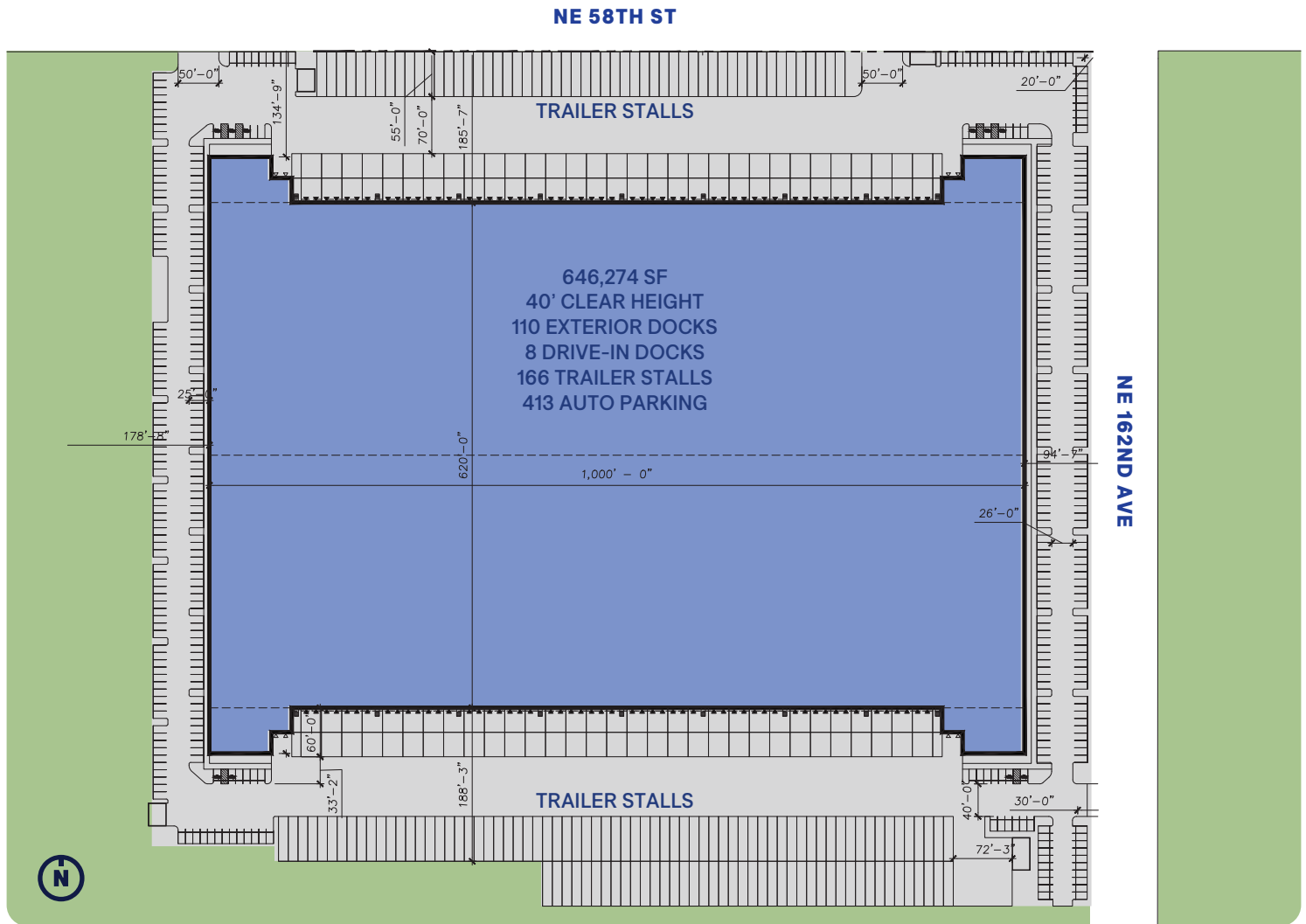
**Now**  
Available

**646,274 SF**  
Available Space

**77 AC**  
Site Area

[KURVINDUSTRIAL.COM](http://KURVINDUSTRIAL.COM)

# BUILDING OVERVIEW



# Building Specs

ADDRESS

5500 NE 162nd Ave  
Vancouver, WA 98682

EXTERIOR DOCKS

110

BUILDINGS

1

DRIVE-IN DOORS

8

TOTAL SF

646,274

CLEAR HEIGHT

40'

SITE AREA

77 AC

AUTO PARKING STALLS

413

COLUMN SPACING

50'x 52'

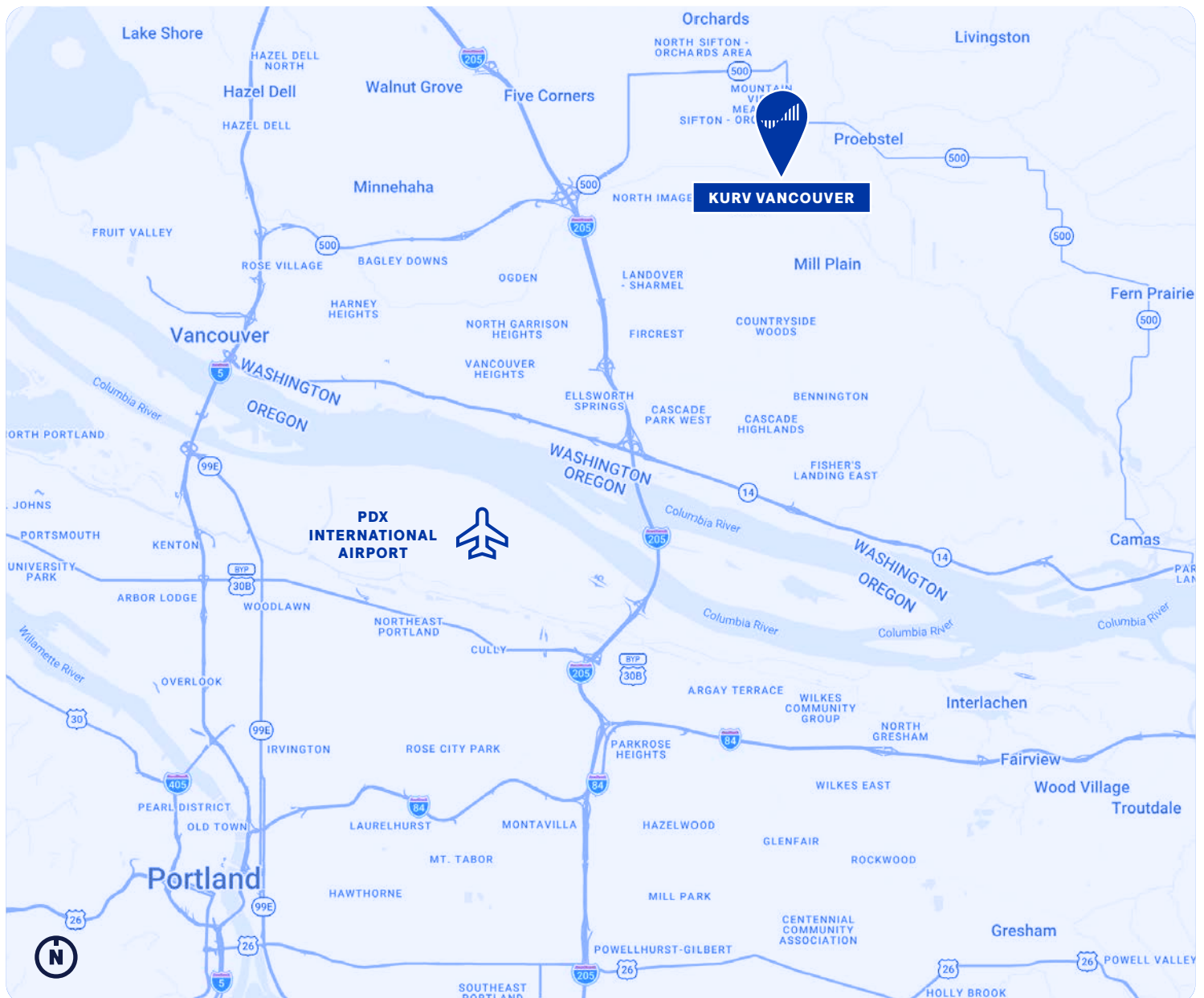
TRAILER STALLS

166

# Strategic Logistics Location

State-of-the-art construction and move-in ready.

- Conveniently located just 12 miles from Downtown Portland
- Offers excellent exposure with direct access to Interstate 5 and Interstate 205
- Boasts modern industrial functionality in a unique close-in location
- Positioned as the most exciting development in the Portland metropolitan area

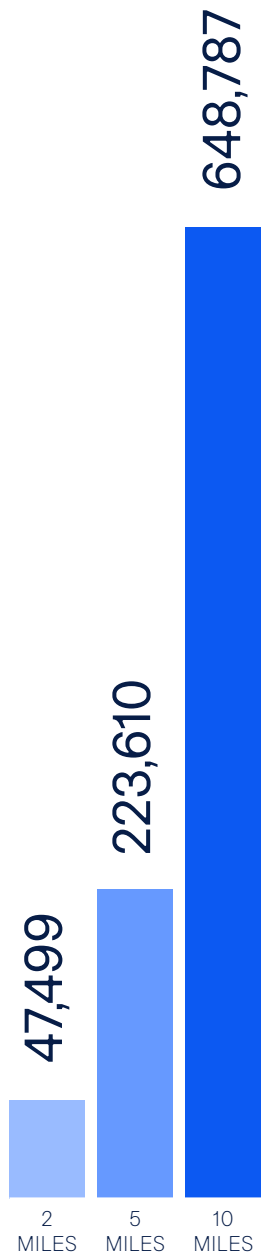


# Blue chip corporate neighbors

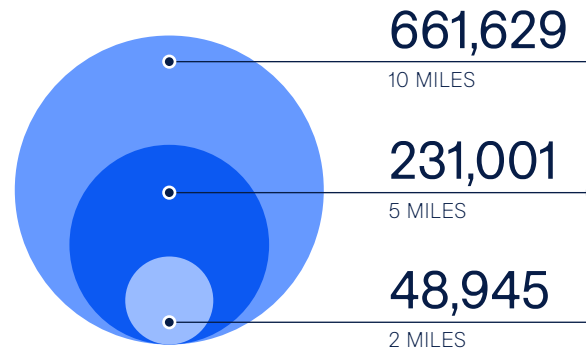


# Labor Statistics

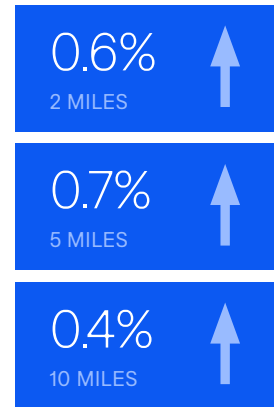
Estimated Population 2025



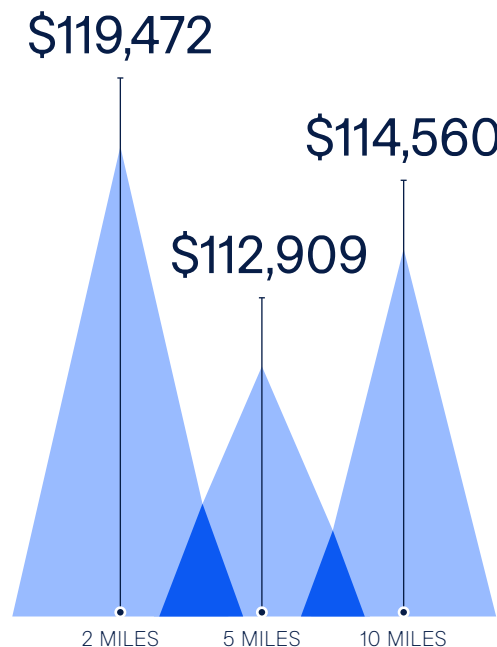
Population Forecast 2030



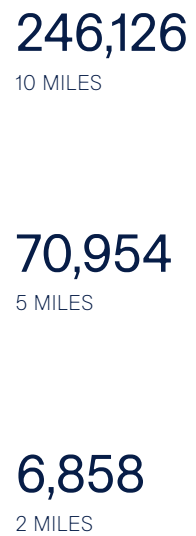
Population Growth 2025-2030



Average Household Income 2025



Estimated Employees 2025



Source: CoStar

Chicago • Dallas • Los Angeles • Miami • New Jersey • Seattle



# 76M+ SF

Acquired & Developed  
since 2000

Kurv Industrial is a vertically integrated industrial real estate investment and operating platform. The firm acquires, develops, and operates institutional-quality assets in the high-barrier, supply-constrained markets of Chicago, Dallas, Los Angeles, Miami, New Jersey, and Seattle.

Grounded in a tradition of excellence and driven by a forward-looking vision, Kurv leverages local market insight, operational rigor, and disciplined execution to create value for investors, partners, and communities. Since its inception in 2000, Kurv has successfully acquired and developed over 76 million square feet of industrial facilities.

## Our Commitment to Sustainability

As stewards of sustainability, resilience, and regeneration, our vision is to deliver exceptional value for our investors, employees, tenants, and communities through superior ESG performance.



### TERMS

Available on a new lease direct from the landlord.

### FOR MORE INFORMATION, CONTACT



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