

FOR LEASE

VANCOUVER INDUSTRIAL BUILDING

7402 NE St. Johns Road | Vancouver, WA 98665



900 Washington St, Suite 850, Vancouver, WA
360.750.5595 | www.fg-cre.com



PROPERTY HIGHLIGHTS

- Availabilities:
- Building C offers 1,075 SF of heated warehouse/production space and 1,800 SF of finished office/showroom space. Includes 3 private offices, a large conference room, bathroom, break area, lobby, and open space with modern design. Ready for immediate move-in!
- Additional 2,875 SF heated warehouse space available soon! (timing and rate negotiable)
- Grade level dock
- Lease: \$4,200/month + NNN's available now
- Excellent industrial space, newly constructed on-site parking
- Centrally located freeway access



FOR MORE INFORMATION:

Scott Higgins
360.597.0577 | shiggins@fg-cre.com

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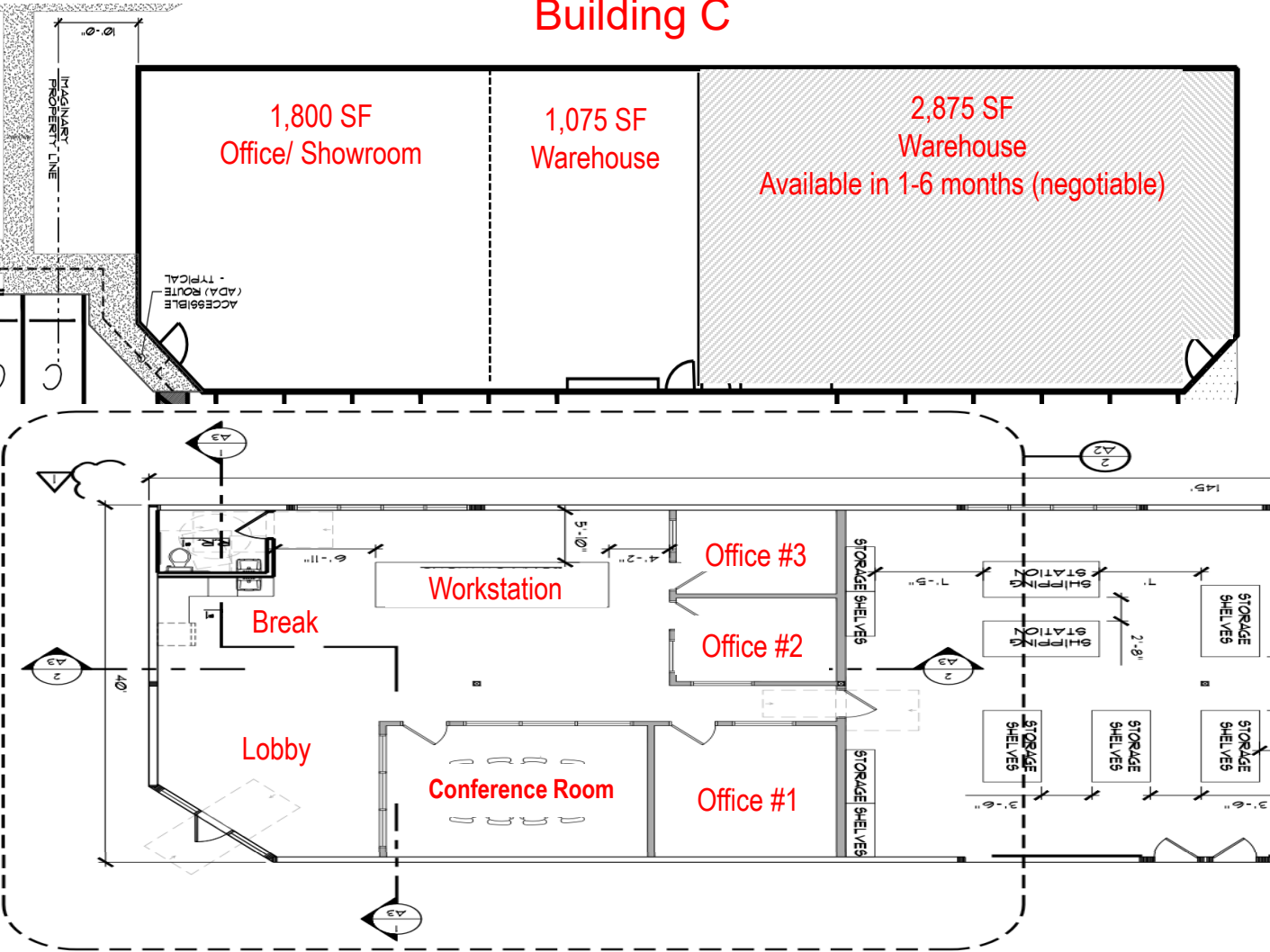
Building C

1,800 SF
Office/ Showroom

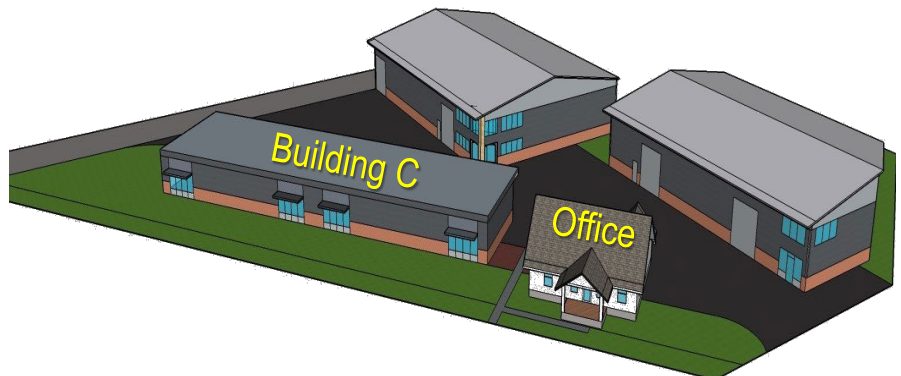
1,075 SF
Warehouse

2,875 SF
Warehouse
Available in 1-6 months (negotiable)

ACCESSIBLE
(ADA) ROUTE
- TYPICAL



- 3 built-out private offices
- Large conference room
- Bathroom and break area
- Lobby
- Open space with modern buildout



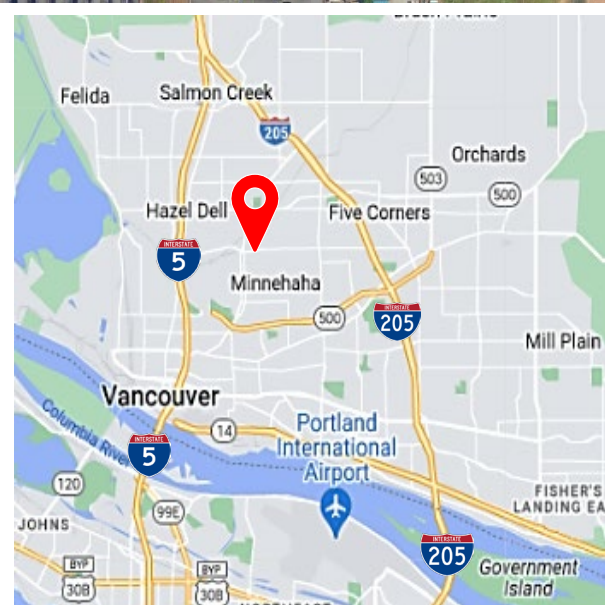
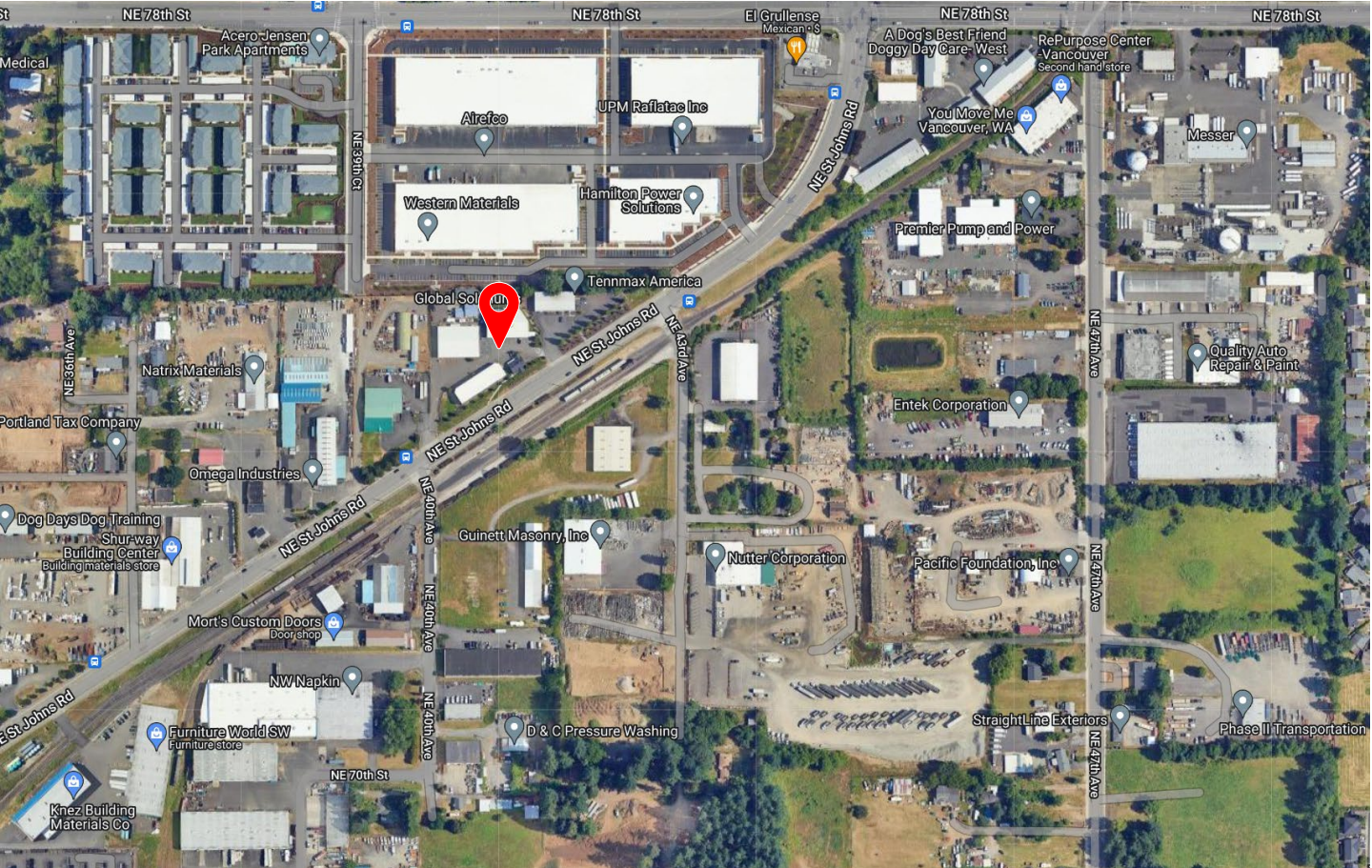
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2024 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	9,551	123,319	262,070
2029 Projected Population	10,222	132,733	282,3920
Est. Average Household Income	\$96,468	\$87,166	\$93,861
Est. Daytime Employment	3,189	41,122	103,725

This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.