

5500 NE 162nd Ave
Vancouver, WA 98682

LISTED BY:



Kurv Vancouver

For Sale or Lease



Now

Available

651,136 SF

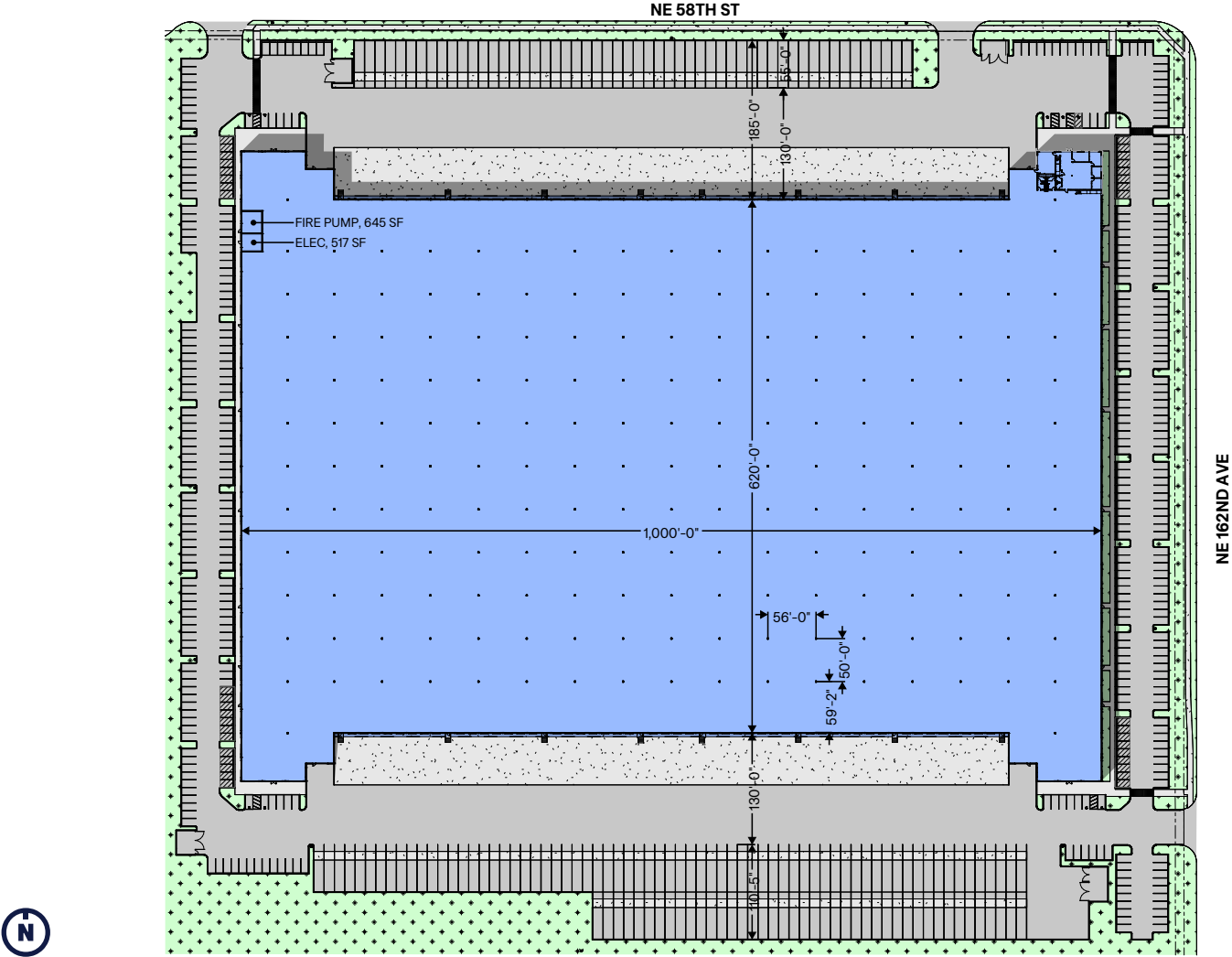
Available Space

77 AC

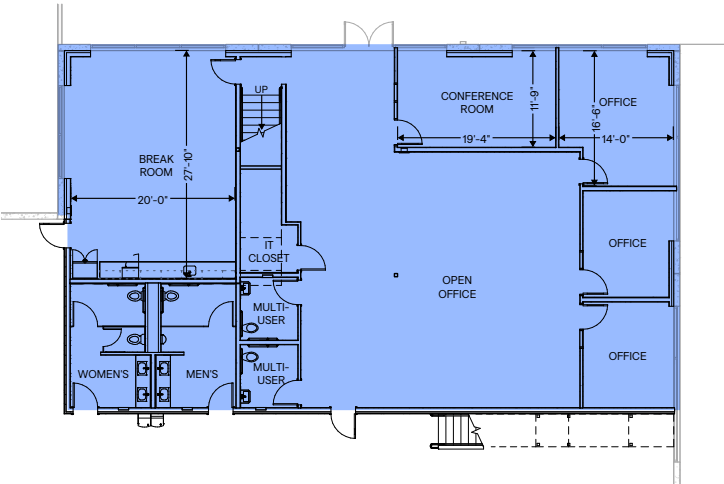
Site Area

KURVINDUSTRIAL.COM

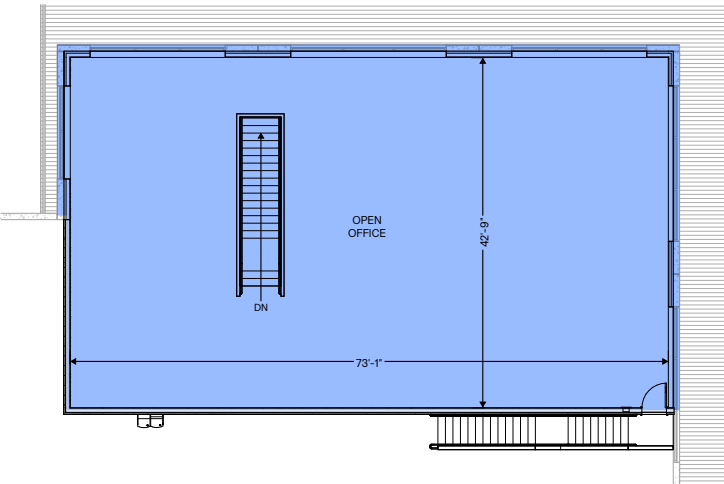
BUILDING OVERVIEW



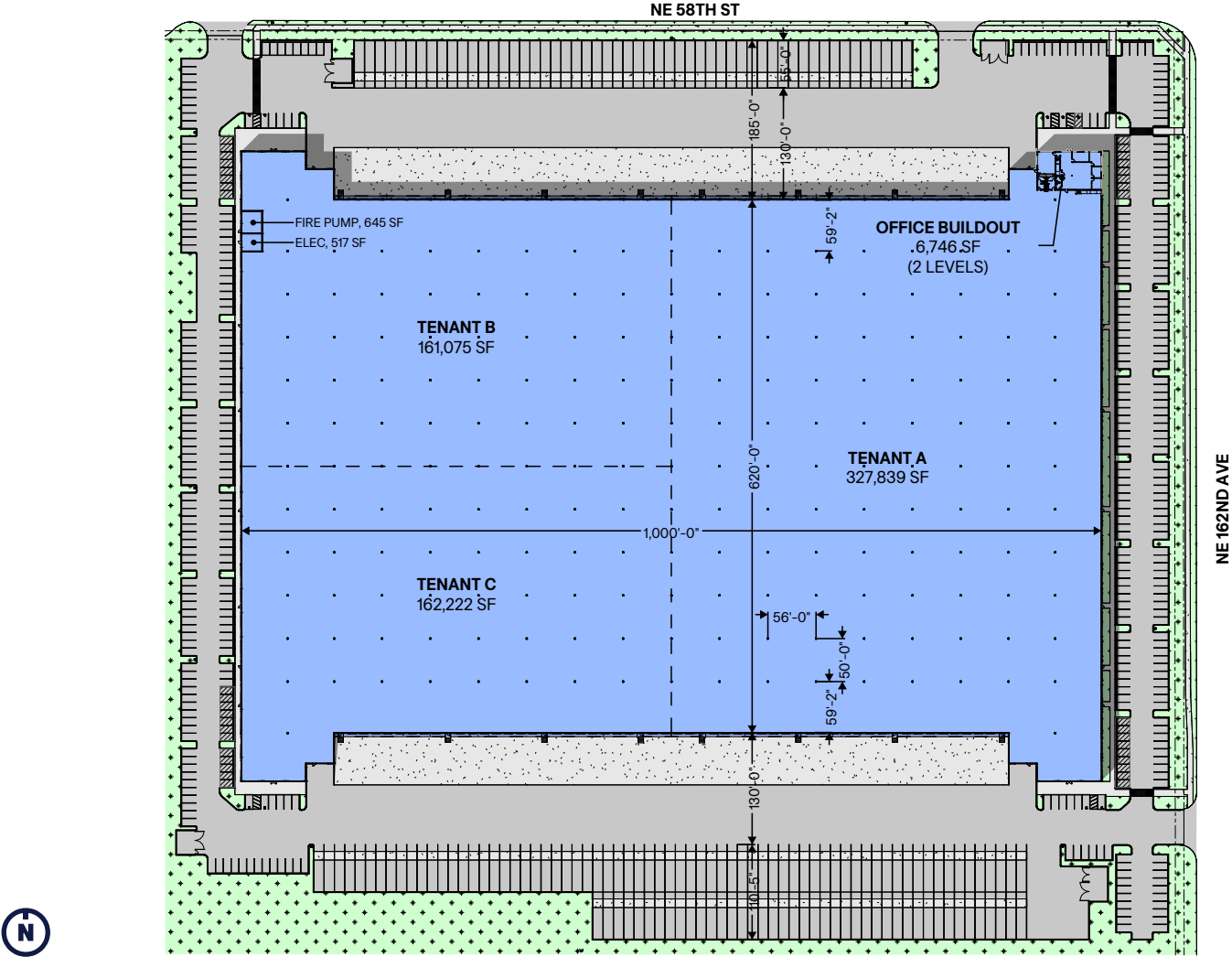
OFFICE BUILDOUT - LEVEL 1 (3,373 SF)



OFFICE BUILDOUT - MEZZANINE (3,373 SF)



BUILDING OVERVIEW - DIVISIBLE



Building Specs

ADDRESS

5500 NE 162nd Ave
Vancouver, WA 98682

EXTERIOR DOCKS

96

BUILDINGS

1

DRIVE-IN DOORS

4

TOTAL SF

651,136

CLEAR HEIGHT

40'

OFFICE AREA - 2 LEVELS

6,746 SF

AUTO PARKING STALLS

412

SITE AREA

77 AC

TRAILER STALLS

161

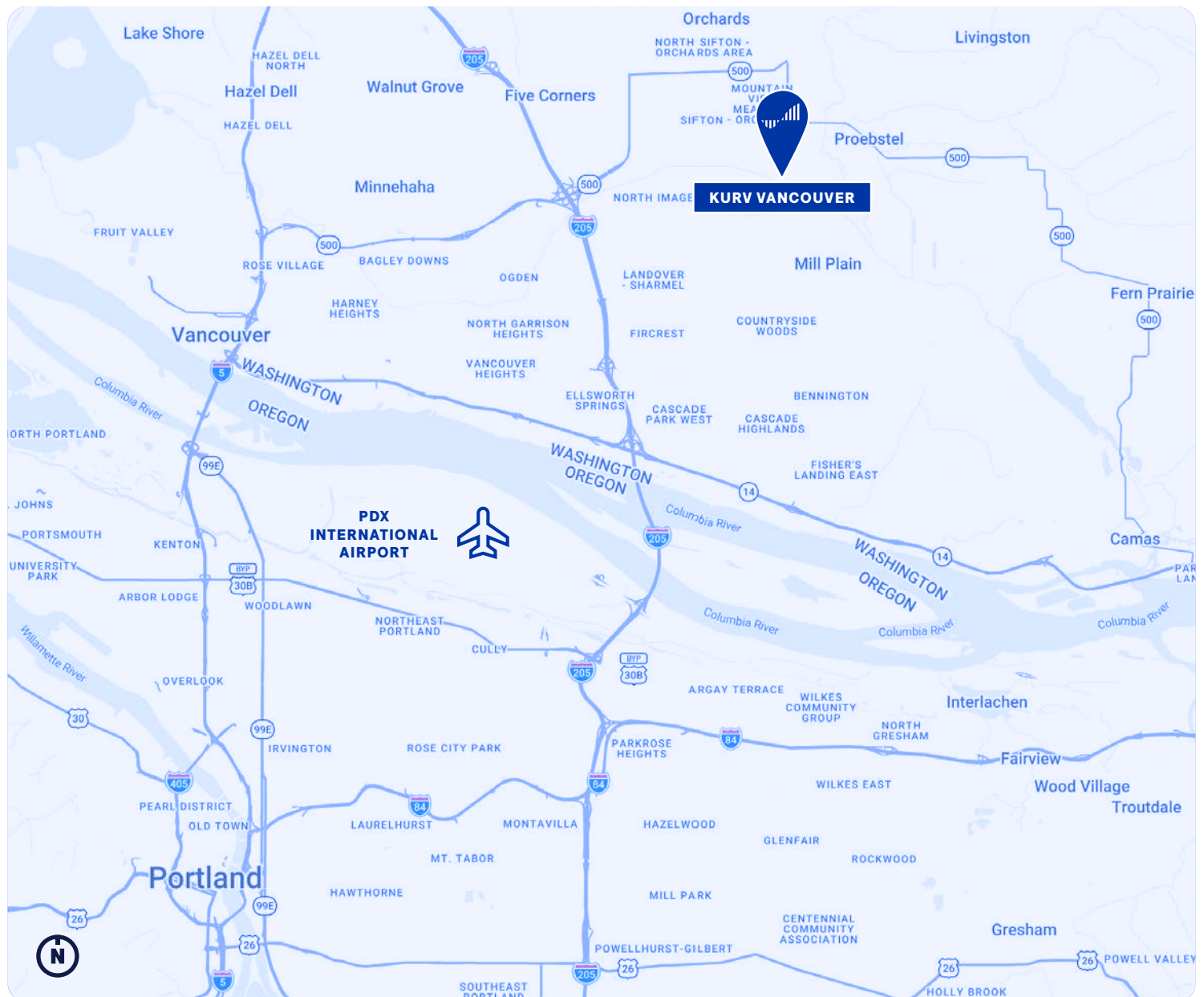
COLUMN SPACING

50'x 56'

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

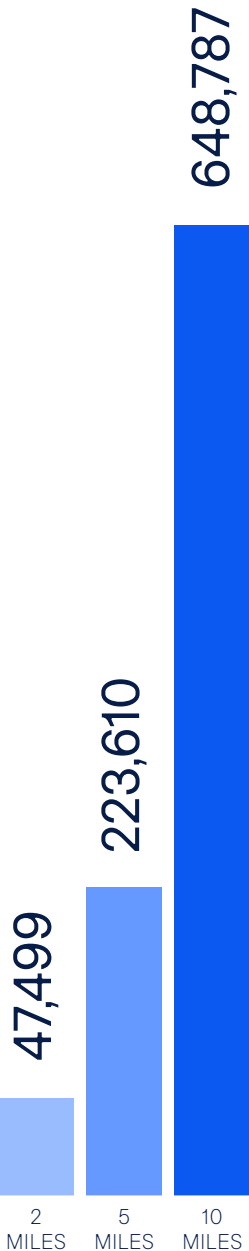


Blue chip corporate neighbors

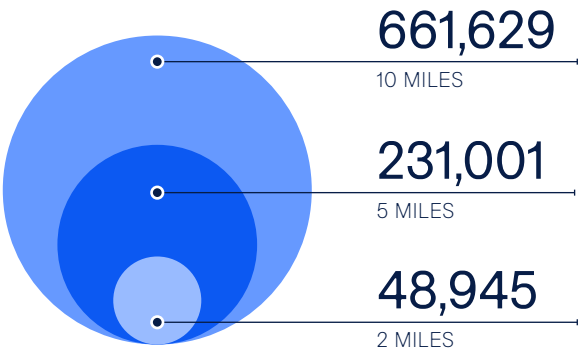


Labor Statistics

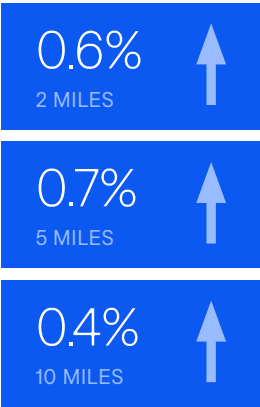
Estimated
Population 2025



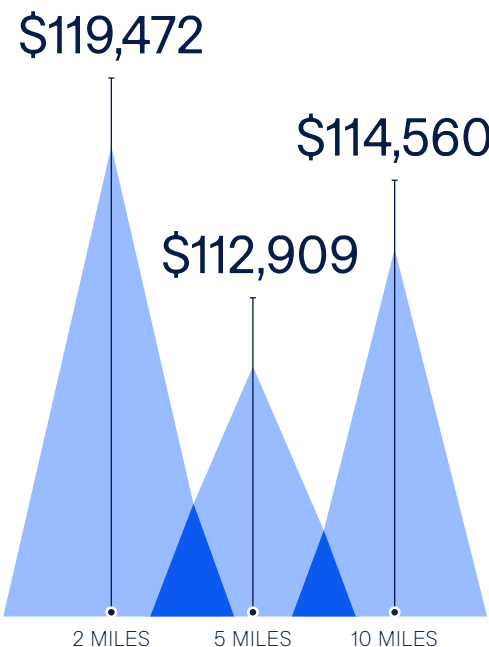
Population
Forecast 2030



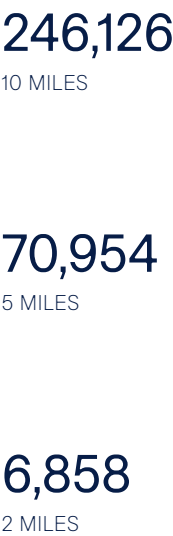
Population
Growth 2025-2030



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.



Jack Friedman

jfriedman@kurvindustrial.com

O: 425.681.9289

FOR MORE INFORMATION, CONTACT



Zach Francis

zach.francis@kidder.com

503.221.2290

Karla Hansen

karla.hansen@kidder.com

503.721.2727

Norris & Stevens

INVESTMENT REAL ESTATE SERVICES

Matt Lyman

mattl@norris-stevens.com

503.507.4880

Greg Nesting

gregn@norris-stevens.com

503.225.8440

For the joint agents and the vendors or lessors of this property whose agents they are, give notice that: 1) The particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of the joint agents has any authority to make or give any representation or warranty whatever in relation to this property. October 2024. designed & produced by cormackadvertising.com