

LAND FOR LEASE

READY FOR RAIL SERVICE

9.69 ACRES NE 110 St. | Vancouver, WA 98662

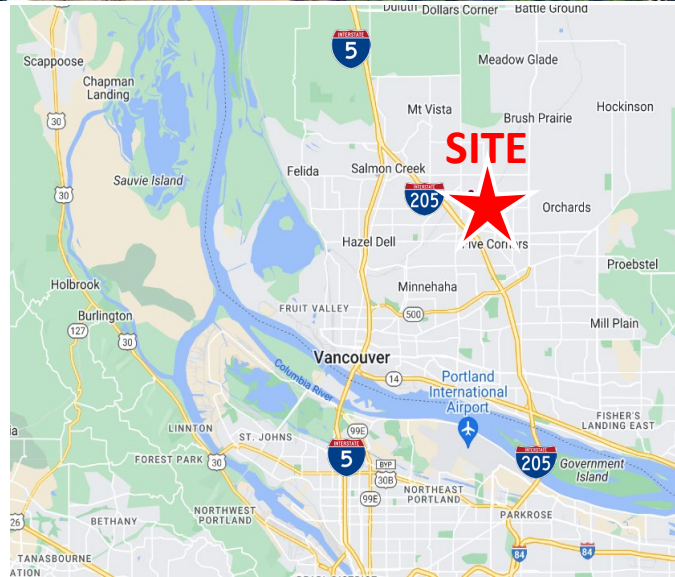


900 Washington St, Suite 850, Vancouver, WA
360.597.0574 | www.fg-cre.com



PROPERTY HIGHLIGHTS

- Land lease rate: \$0.21/SF/NNN/Monthly
- Tax lot: 986061-515
- Acres: 9.69 +/-
- Zoning: Light industrial (IL) [Zoning Codes](#)
- Can be rail served
- Property condition: rough graded with utilities near site
- Access NE 72nd Ave to NE 110th St.
- Great logistic location between I-5 and I-205 on Padden Express Way
- I-5: 1.96 miles - I-205: 1.63 miles



FOR MORE INFORMATION:

Eric Fuller, CCIM | 360.597.0564 | efuller@fg-cre.com
KC Fuller | 360.597.0569 | kfuller@fg-cre.com

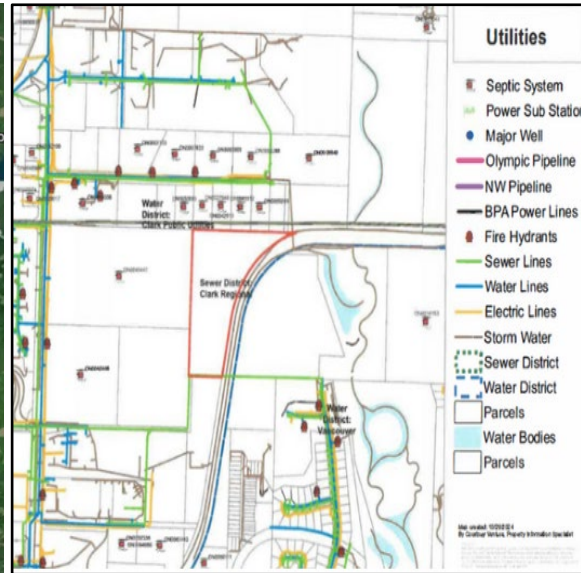
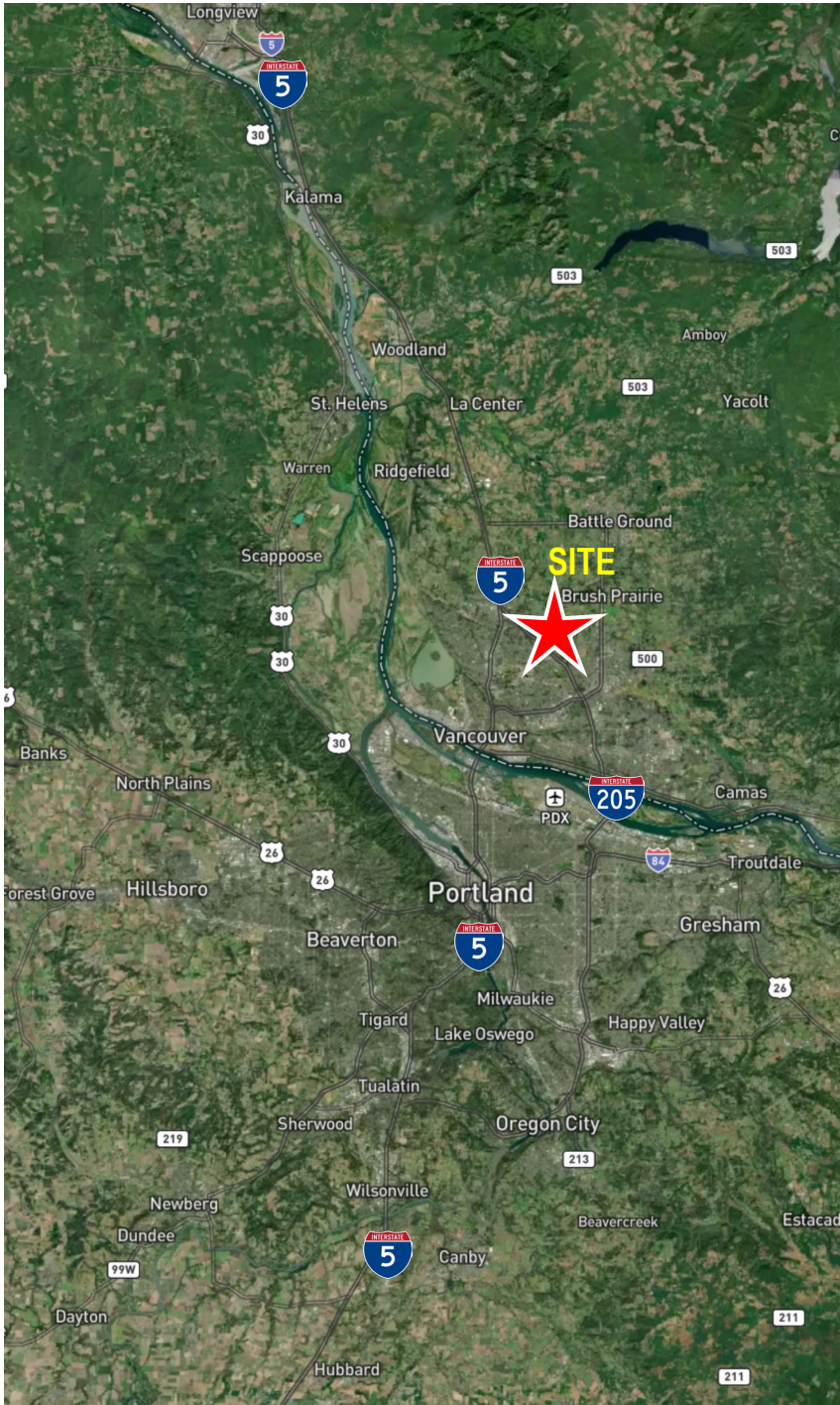
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2024 DEMOGRAPHICS			
	1 Mile	3 Mile	5 Mile
Est. Population	8,040	117,404	270,214
2029 Projected Population	8,646	126,441	291,367
Est. Total Businesses	381	5,170	14,093
Est. Total Employees	3,998	37,709	103,626

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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.