

FOR LEASE

VANCOUVER BUSINESS PARK

3315 NE 112th Ave | Vancouver, WA 98682



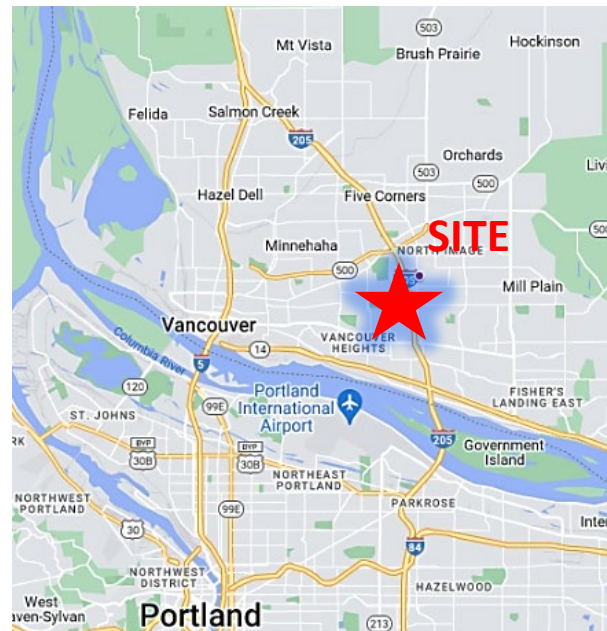
900 Washington St, Suite 850, Vancouver, WA
360.750.5595 | www.fg-cre.com



PROPERTY HIGHLIGHTS

Vancouver Business Park is conveniently located just east of I-205 near SR 503 and ten minutes to Portland International Airport. The 112th Avenue corridor is the most sought-after industrial park location in Clark County.

- **LOADING:** 12' x 14' grade; common dock
- **SPRINKLERED:** Yes
- **POWER:** 208V – 480V 3-Phase; varies by suite
- **OFFICE:** Varies by suite



FOR MORE INFORMATION:

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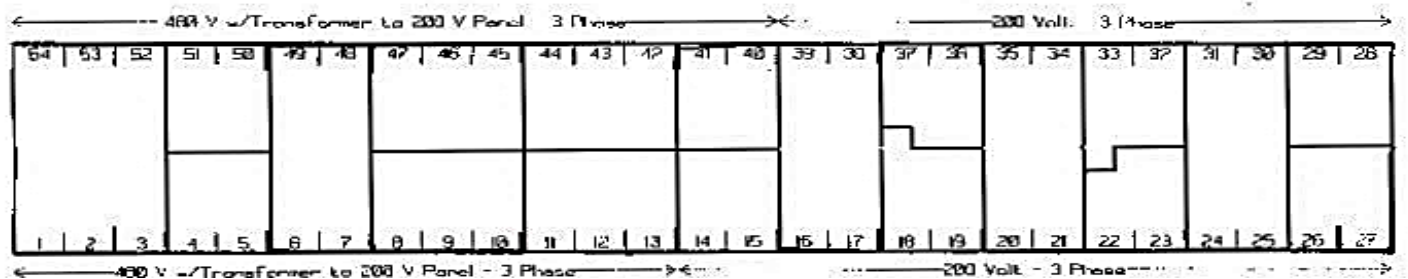
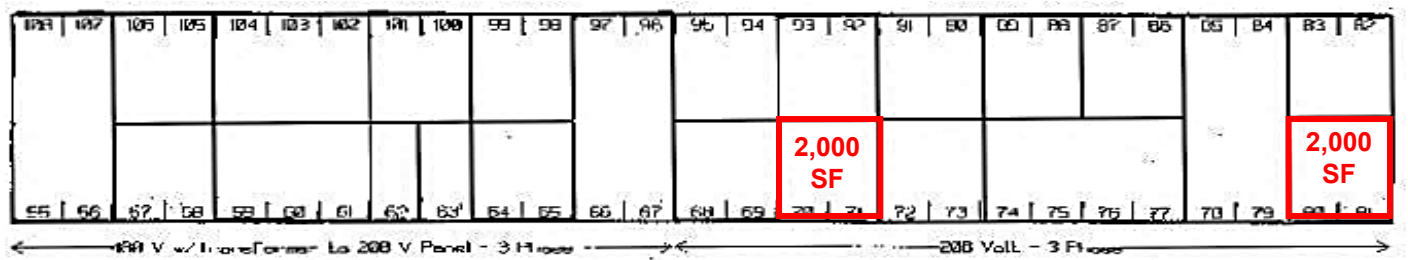


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Suite	Shell SF	Office SF*	Mo Base Rent	Mo NNN	Total Mo Rent
B70-71	2,000	80	\$2,000.00	\$500.00	\$2,500.00
B80-81	2,000	200	\$2,000.00	\$500.00	\$2,500.00

*Minimum lease term is 12 months. Office SF is approximate. Utilities not included.



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.