

THE SHELDON COMPANY

PRESENTS

**LIGHT
MANUFACTURING
FACILITY**

FOR SALE





NOW AVAILABLE

**1402
NE 136TH AVE
VANCOUVER WA
98684**

I-205 - EAST VANCOUVER LOCATION

52,371 SF FOOTPRINT

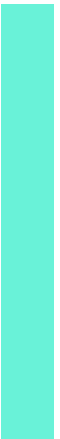
58,960 TOTAL SF

ADMINISTRATIVE OFFICES

MANUFACTURING SPACE

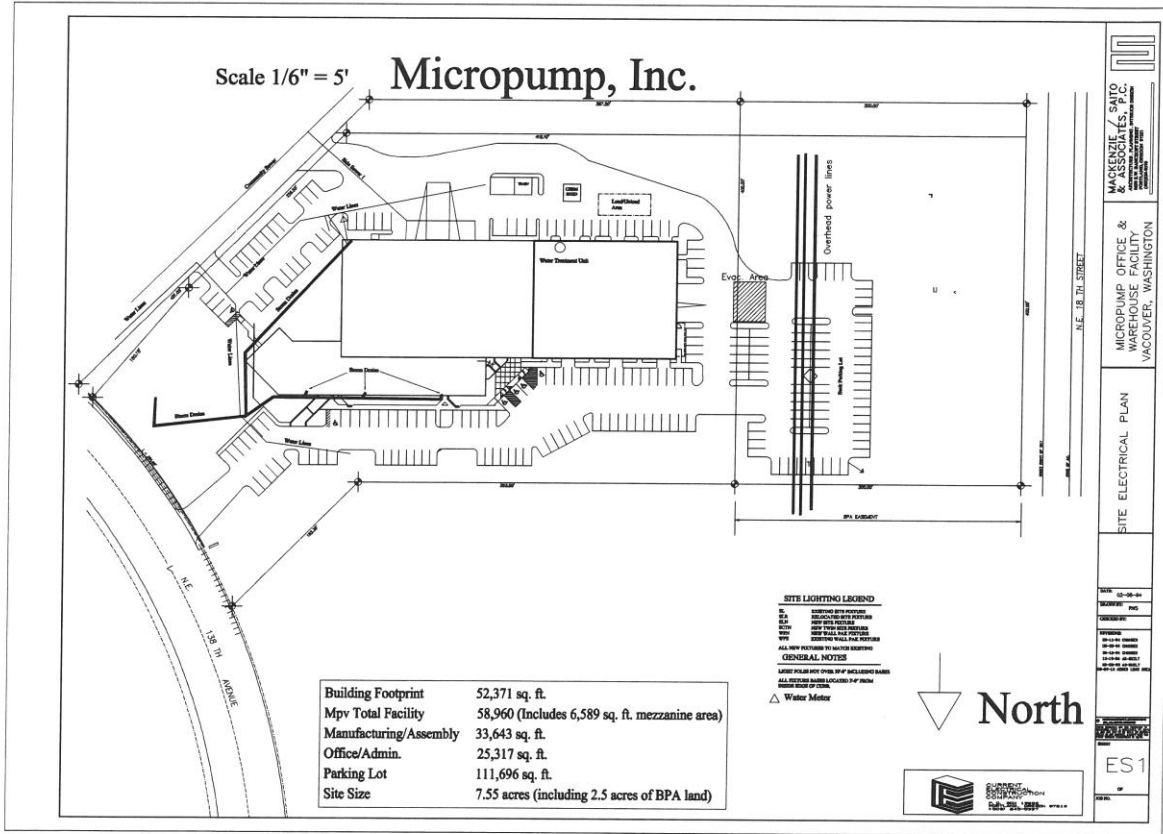
QUALITY CONTROL SPACE

PRICE: \$8,400,000



INTRO

- Rare opportunity to own.
- 42,000 sf Concrete Tilt Bldg.
- 10,371 sf Masonry Bldg
- 5.05 Acres + 2.5 Acre easement
- 213 parking stalls & expansion
- Heavily Improved:
- 33,643 SF of manufacturing space.
- 18,728 SF of office space on main.
- 6,589 SF of mezzanine office.





TILT BUILDING

- AGE: 1994
- DIMENSIONS: 120' X 350'
- COLUMN SPACING: 50'D X 30'W
- CLEAR HEIGHT: 18'
- HEATING: GAS SPACE
- GRADE LEVEL DOORS: 8 - 10' X 12'
- TRUCK WELLS: 3 - 10' X 10'

INTERIOR IMPROVEMENTS

MAIN OFFICE (8'-10" CLEAR HT)

PRIVATE OFFICES (20)

OPEN WORK AREAS (5)

CONFERENCE ROOMS (2)

RESTROOMS (6)

LUNCHROOM (190 CAPACITY)

RECEPTION AREA

FILE ROOM

MANUFACTURING AREA

PRIVATE OFFICES (10)

RESTROOMS (4)

STORAGE AREAS (3)

TESTING ROOMS (3)

MEZZANINE (8' CLEAR HT)

PRIVATE OFFICES (3)

OPEN WORK AREAS (3)

CONFERENCE ROOM

RESTROOMS (2)

KITCHENETTE

STORAGE

COPY ROOM

OPEN WORK AREAS (4)

LOCKER ROOMS / LOCKERS (2)

MEZZANINE STORAGE

JANITOR CLOSET



PERFORMANCE

ROOF: PVC MEMBRANE

ELECTRICAL - 1000 KVA OF 277/480 VOLT 3PH

WATER - 2" METER @ 260-290 GPM

NATURAL GAS - 1" POLYLINE AT 2PSI FOR 3M BTU

HVAC - 73.5 TONS IN 24 RTUS

SPRINKLER TYPE - WET (DRY FOR SERVER ROOM)

RE TAXES (2024): \$65,534

IMAGE BUILDING



CAMPUS SETTING

“ BUILDINGS ARE LIKE BUSES. THERE'S ALWAYS ANOTHER ONE COMING BUT THIS ONE IS RIGHT IN FRONT OF YOU. ”





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