

13909 NW 3rd Court I Vancouver, WA 98685

**Great Owner-User  
Opportunity in  
Salmon Creek!**



**FOR SALE**

**\$3,435,000.00**

## Light Industrial

Rare opportunity to purchase an owner-user building with dock & grade loading and convenient access to both I-5 and I-205





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## Property Details

**Zoning:** Light Industrial – Clark County

**Lot Size:** 1.18 acres

**Building Size:**

Warehouse ..... 13,905 SF

Office ..... 1,850 SF

Mezzanine ..... 600 SF

**Total** ..... 16,355 SF

**Year Built:** 1992 (Original) | 1997 (Addition)

**Clear Height:**

At Walls ..... 14'+

Midspan ..... 23'+

**Loading:**

(1) 8' W x 10' H manual grade

(1) 12' W x 12' H electric grade

(1) 10' W x 12' H electric grade

(1) 12' W x 12' H electric dock

**Sprinkler:** Dry System

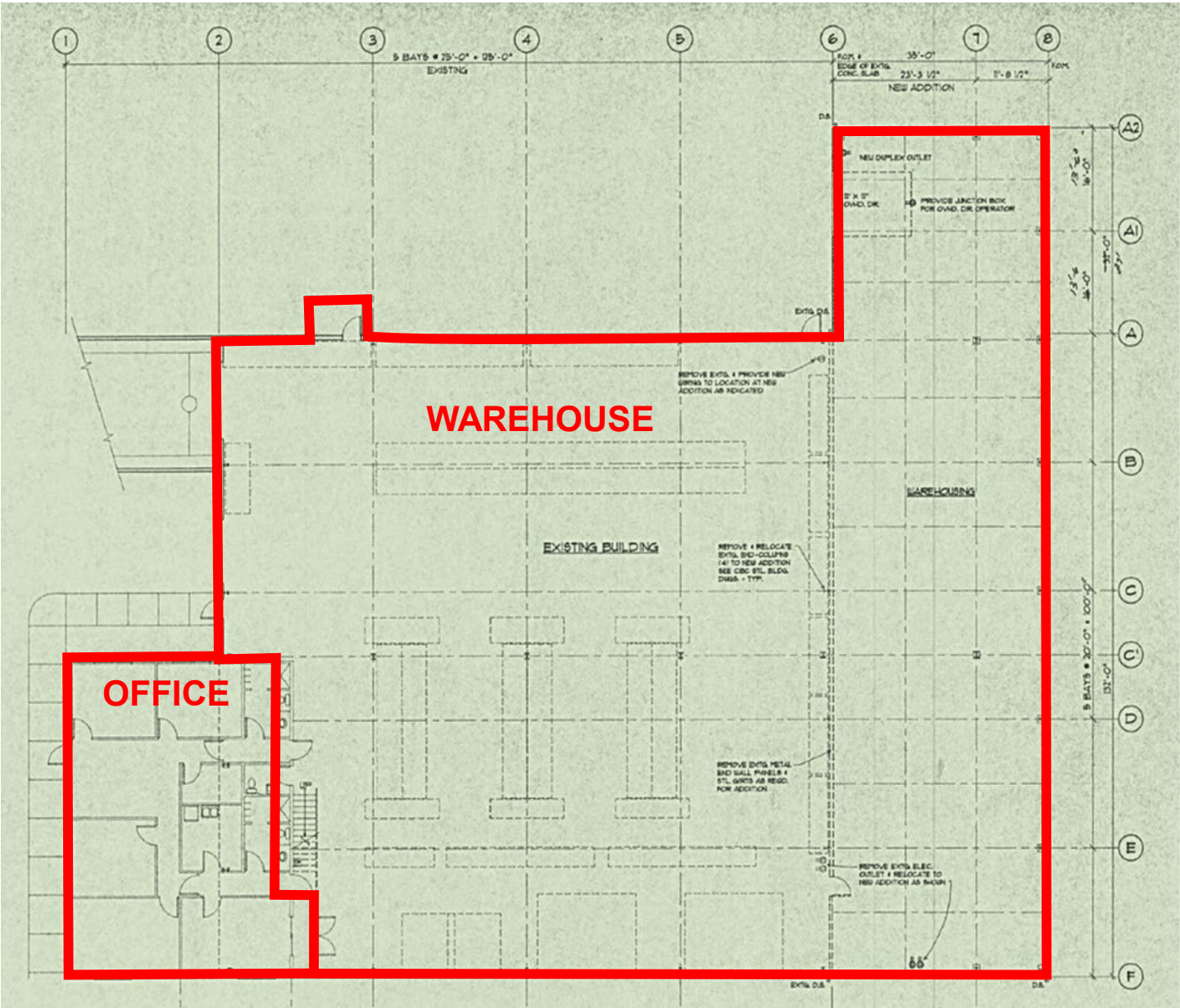
**Power:** 120/208



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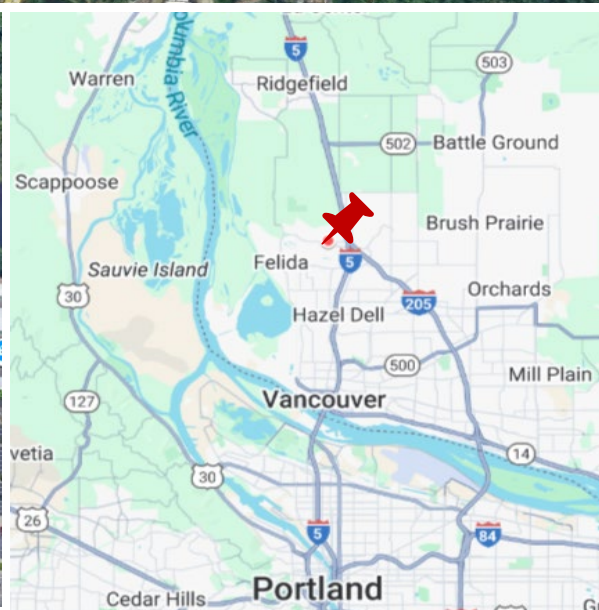
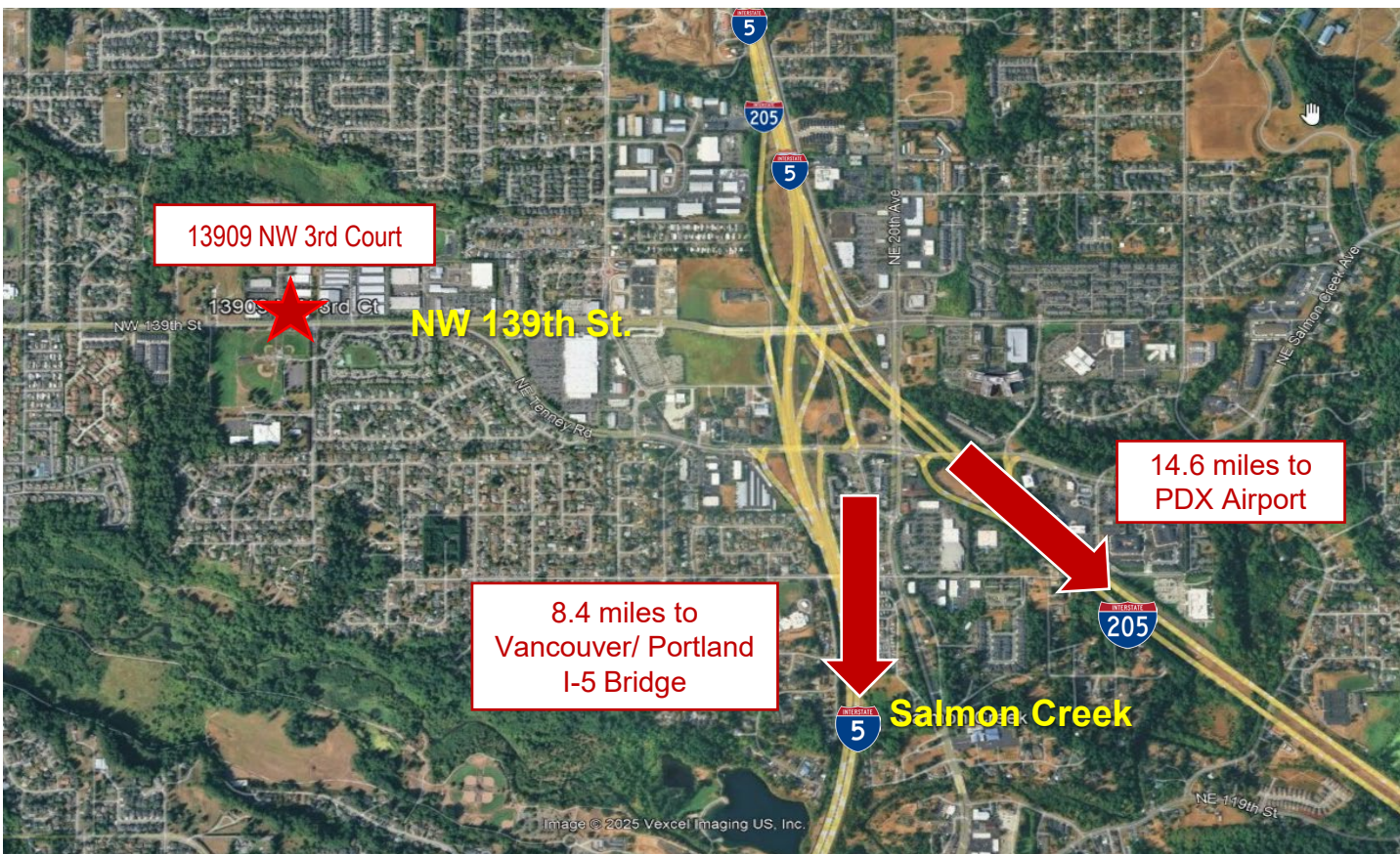
Floor Plan





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## FOR MORE INFORMATION:

Garret Harper, CCIM, SIOR | 360.597.0572 | gharper@fg-cre.com

Doug Bartocci, CCIM | 360.597.0575 | dbartocci@fg-cre.com



900 Washington St, Suite 850, Vancouver, WA  
360.597.0574 | [www.fg-cre.com](http://www.fg-cre.com)

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.