

13909 NW 3rd Court | 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



FOR SALE

13909 NW 3rd Court | Vancouver, WA 98685

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:

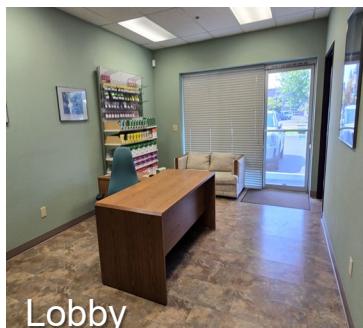
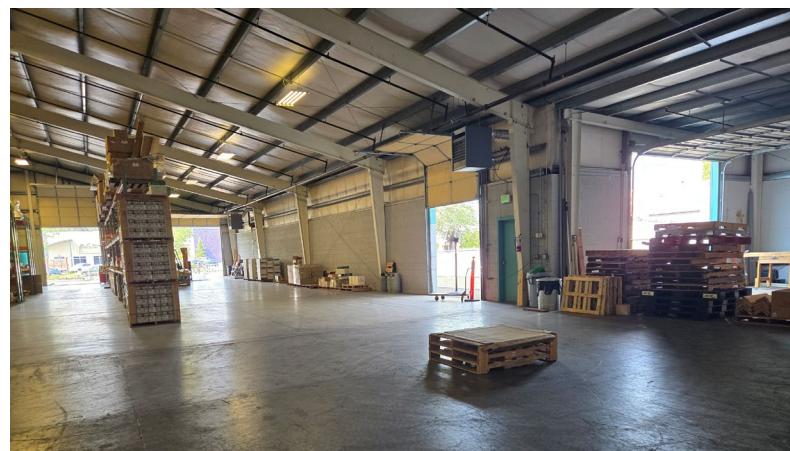
At Walls	.....	14'+
Midspan	.....	23'+

Loading:

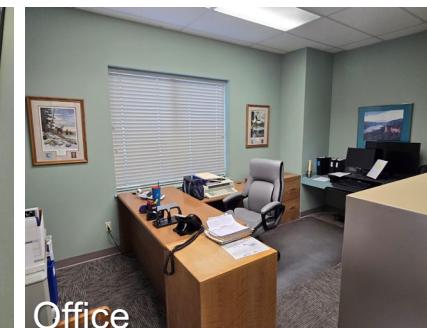
- (1) 8' W x 10' H manual grade
- (1) 12' W x 12' H electric grade
- (1) 10' W x 12' H electric grade
- (1) 12' W x 12' H electric dock

Sprinkler: Dry System

Power: 120/208



Lobby

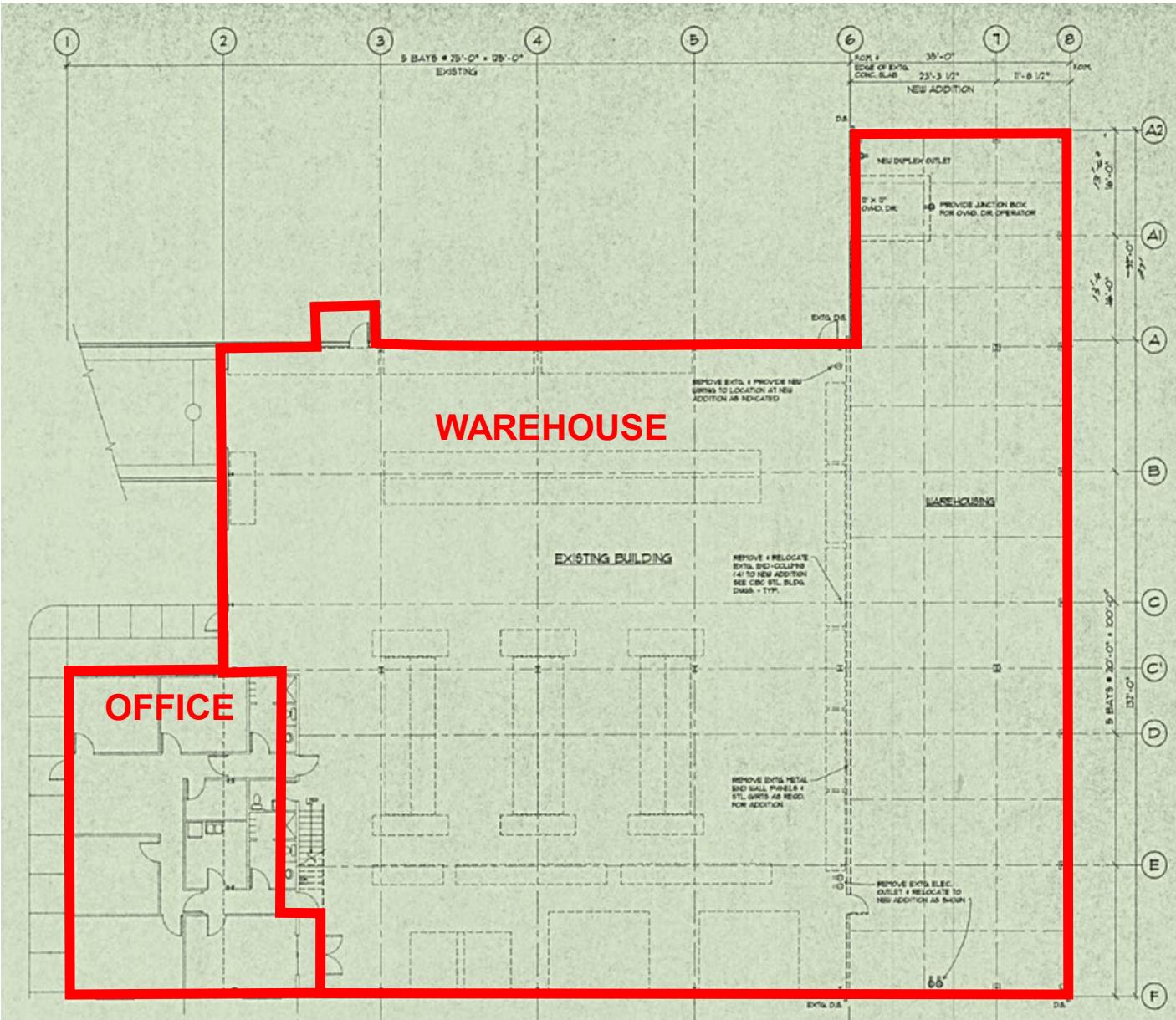


Office

FOR SALE

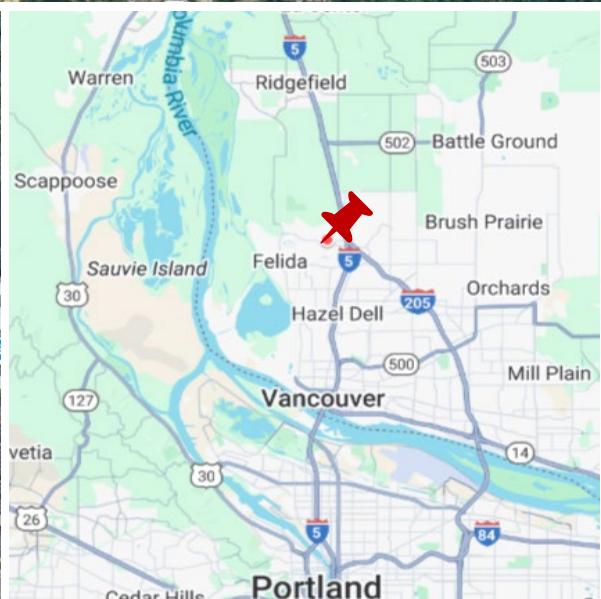
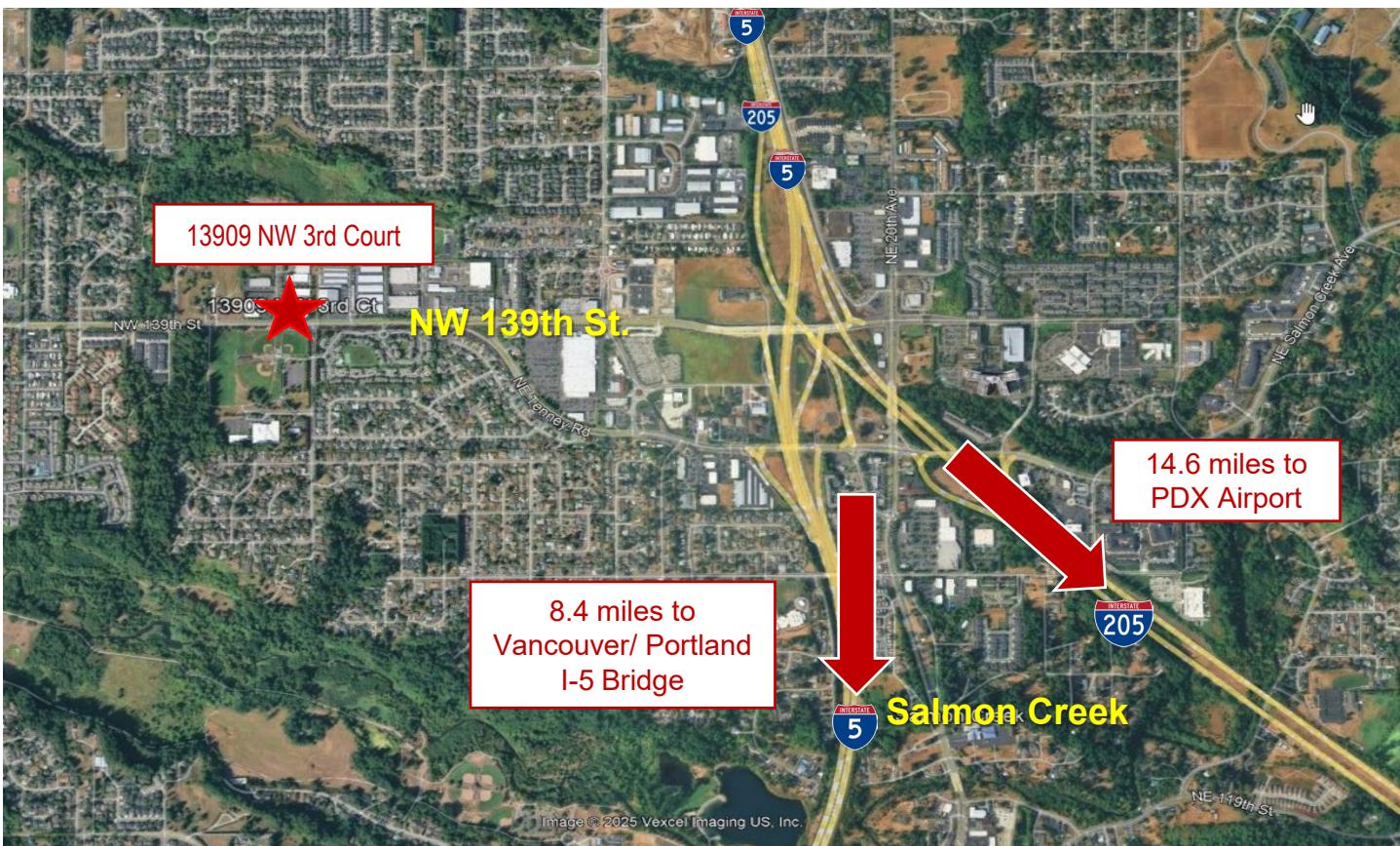
13909 NW 3rd Court | Vancouver, WA 98685

Floor Plan



FOR SALE

13909 NW 3rd Court | Vancouver, WA 98685



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

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.