



FOR LEASE



1701 W 31ST STREET

Industrial Space: 18,900 SF Shell

1701 W 31st Street Vancouver, WA

Discover an exceptional 18,900 SF industrial warehouse in Vancouver, offering ideal storage and warehouse space. Located near I-5 for easy transportation access, this north-facing property is adjacent to the Port of Vancouver, a global hub at the crossroads of shipping lanes, highways, and rail lines.

MARK CHILDS, SIOR
Principal Broker | Licensed in OR & WA
503-542-4350 | markcs@capacitycommercial.com

DANIEL SAYLES
Senior Associate Broker | Licensed in OR & WA
503-542-4351 | dsayles@capacitycommercial.com

DANIEL HELM. SIOR
Senior Vice President | Licensed in OR & WA
503-542-2899 | dhelm@capacitycommercial.com



DEVELOPMENT PLAN



PROPERTY DETAILS

Total SF	18,900 SF
Lot Area	2.58 AC
Office SF	240 SF
Rate	\$14,175.00/ Month + NNN's \$0.75 Blended
Construction	Concrete Apron w/ Awning Fully Insulated
Dock Loading	3 Dock High (with pit levelers)
Grade Loading	1 Grade (14' x 16')
Clear Height	21' - 24'
Power	3-Phase
Lighting	Motion-Sensing LED
Zoning	IL (Light Industrial)
Utilities	City of Vancouver

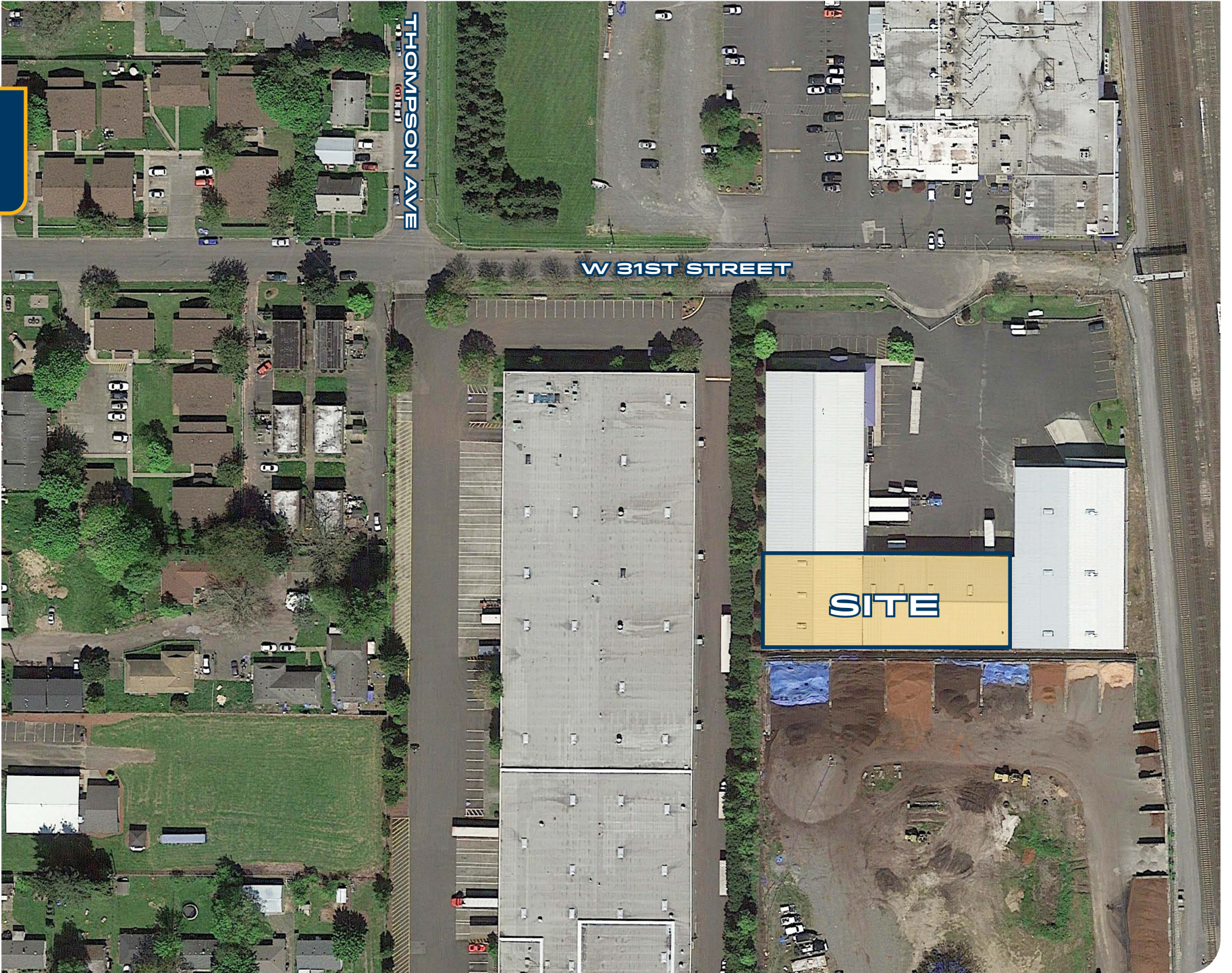
MARK CHILDS, SIOR
Principal Broker | Licensed in OR & WA
503-542-4350 | markcs@capacitycommercial.com

DANIEL SAYLES
Senior Associate Broker | Licensed in OR & WA
503-542-4351 | dsayles@capacitycommercial.com

DANIEL HELM, SIOR
Senior Vice President | Licensed in OR & WA
503-542-2899 | dhelm@capacitycommercial.com



SITE PLAN





LOCATION AERIAL

