

FOR LEASE

LIGHT INDUSTRIAL / FLEX SPACE

6600 NE 112th Court | Vancouver, WA 98662



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



PROPERTY HIGHLIGHTS

Available:

- 11,520 SF – 28,224 SF
- light industrial / flex space with significant office build-out. Landlord will demo excess office if needed
- Rate:
 - \$0.85/SF shell
 - \$1.10/SF office surcharge, NNN
- Grade loading
- 480 V 3-Phase Power
- Fenced yard/ parking



FOR MORE INFORMATION:

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

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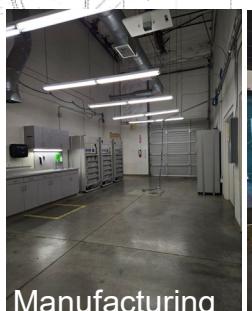
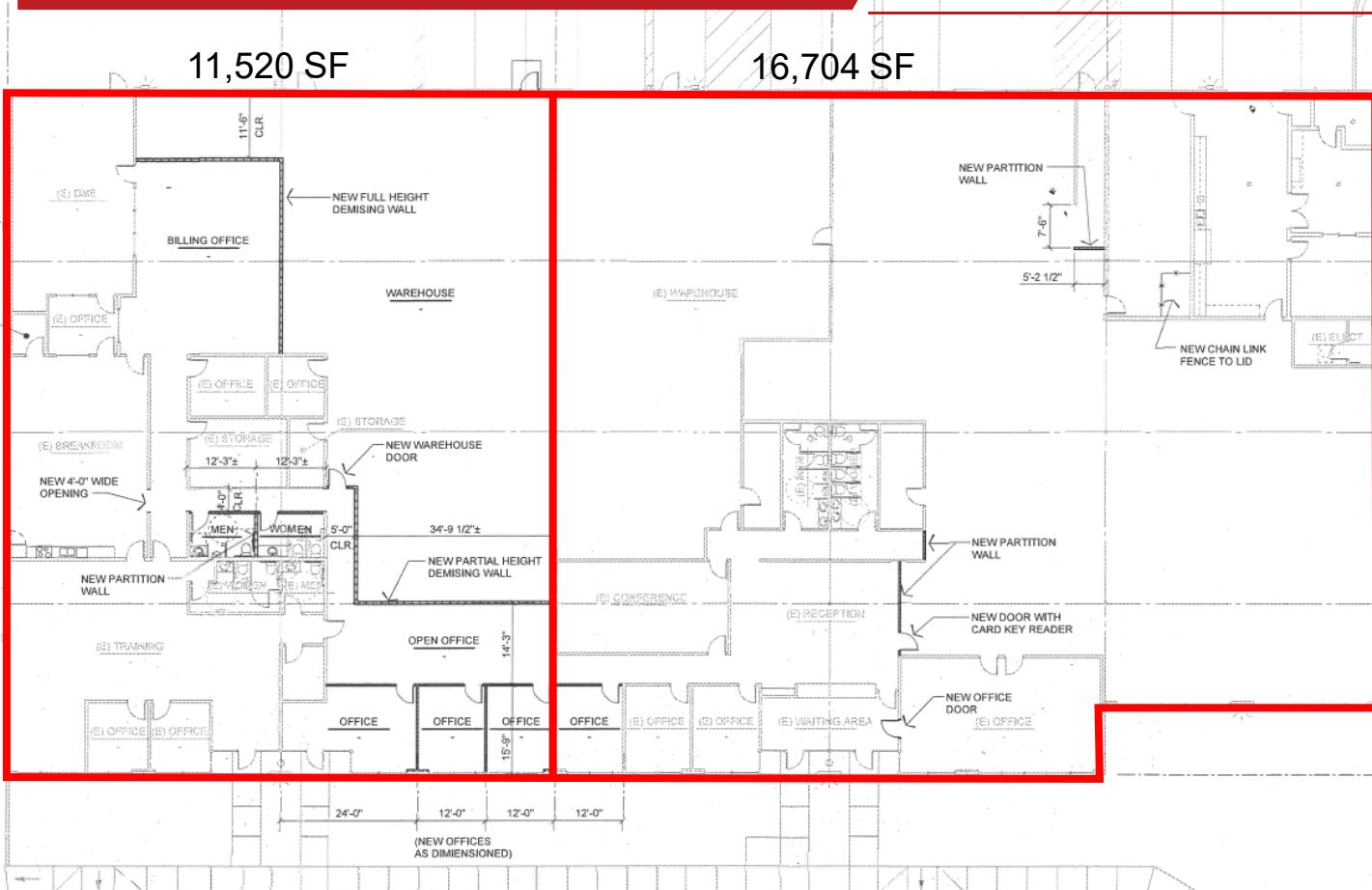
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11,520 SF

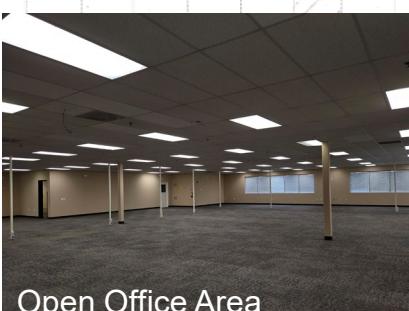
16,704 SF



Manufacturing



Entry



Open Office Area



Conference Room

Rear loading



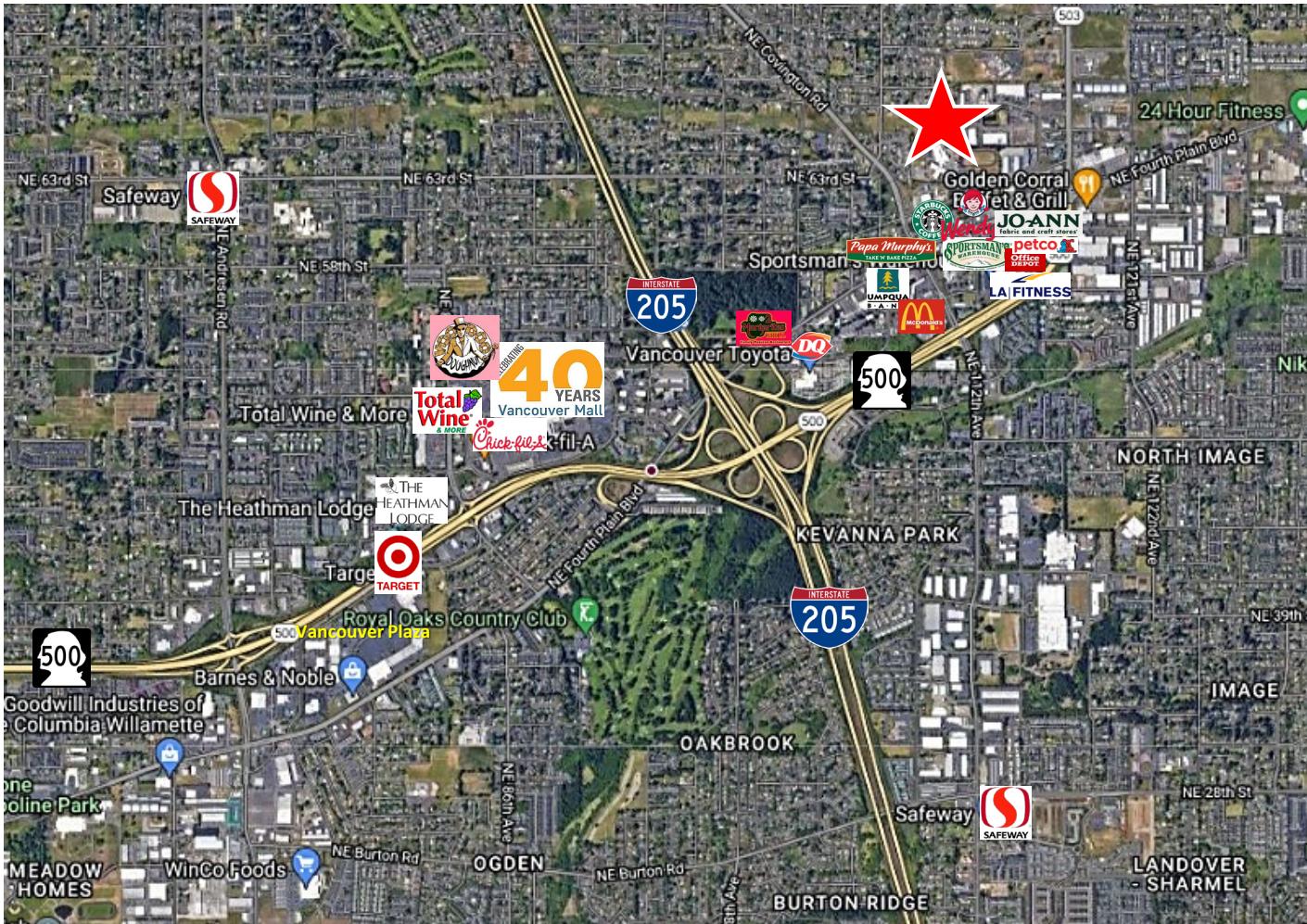
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2024 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	15,234	134,302	270,201
2029 Projected Population	16,363	145,168	291,553
Est. Average Household Income	\$75,508	\$90,657	\$93,610
Est. Total Businesses	857	4,473	10,509
Est. Total Employees	6,122	38,872	77,204

Average Daily Traffic

NE Andresen Rd @ NE 18th St S – 18,566

NE Andresen Rd @ NE 18th St N – 19,875

NE Andresen Rd @ NE 25th St S – 24,377