

# FOR LEASE

LIGHT INDUSTRIAL / FLEX SPACE

6600 NE 112<sup>th</sup> Court | Vancouver, WA 98662



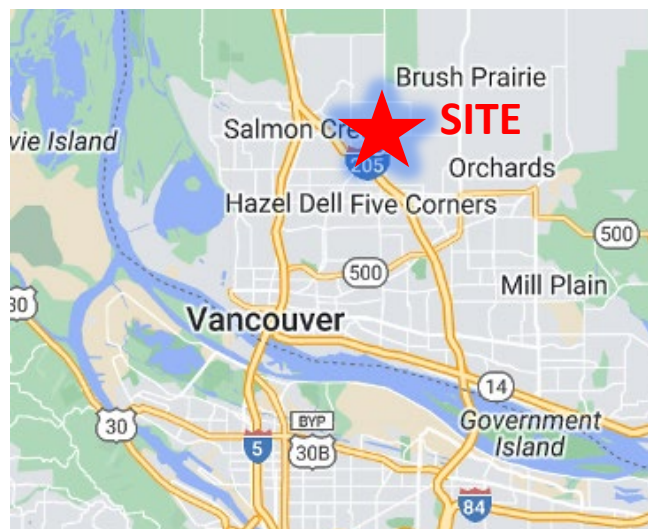
900 Washington St, Suite 850, Vancouver, WA  
360.750.5595 | [www.fg-cre.com](http://www.fg-cre.com)



## 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](mailto:gharper@fg-cre.com)

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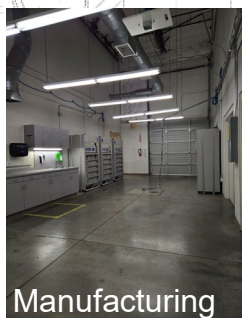
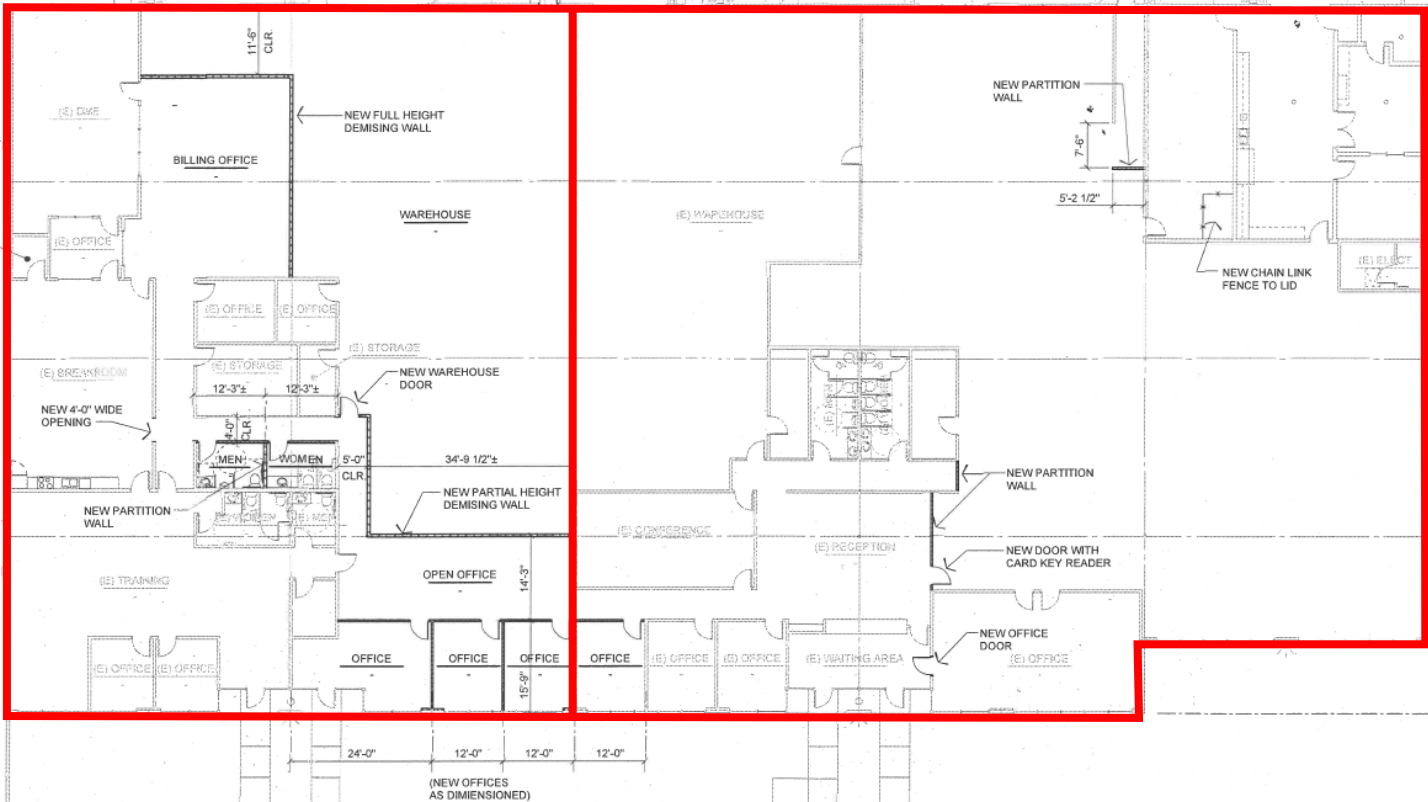
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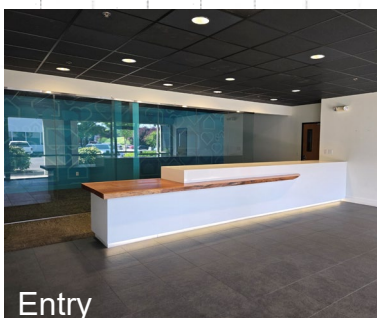
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11,520 SF

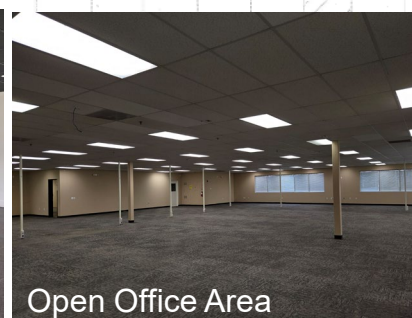
16,704 SF



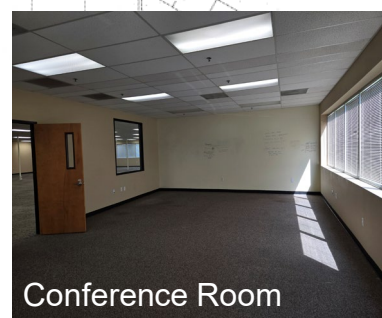
Manufacturing



Entry



Open Office Area



Conference Room



Rear loading





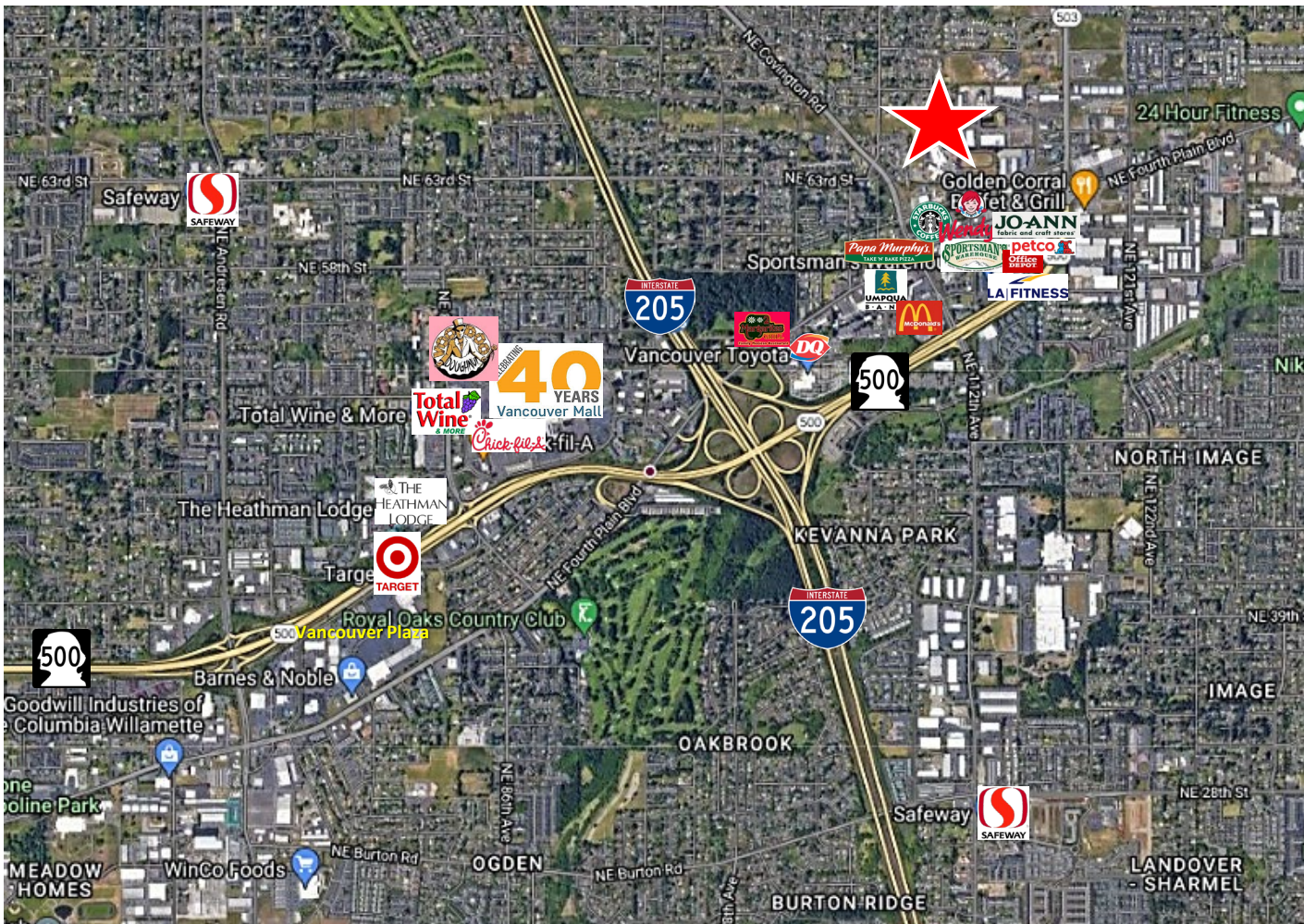
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## 2024 DEMOGRAPHICS

	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 18<sup>th</sup> St S – 18,566  
NE Andresen Rd @ NE 18<sup>th</sup> St N – 19,875  
NE Andresen Rd @ NE 25<sup>th</sup> St S – 24,377

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.