

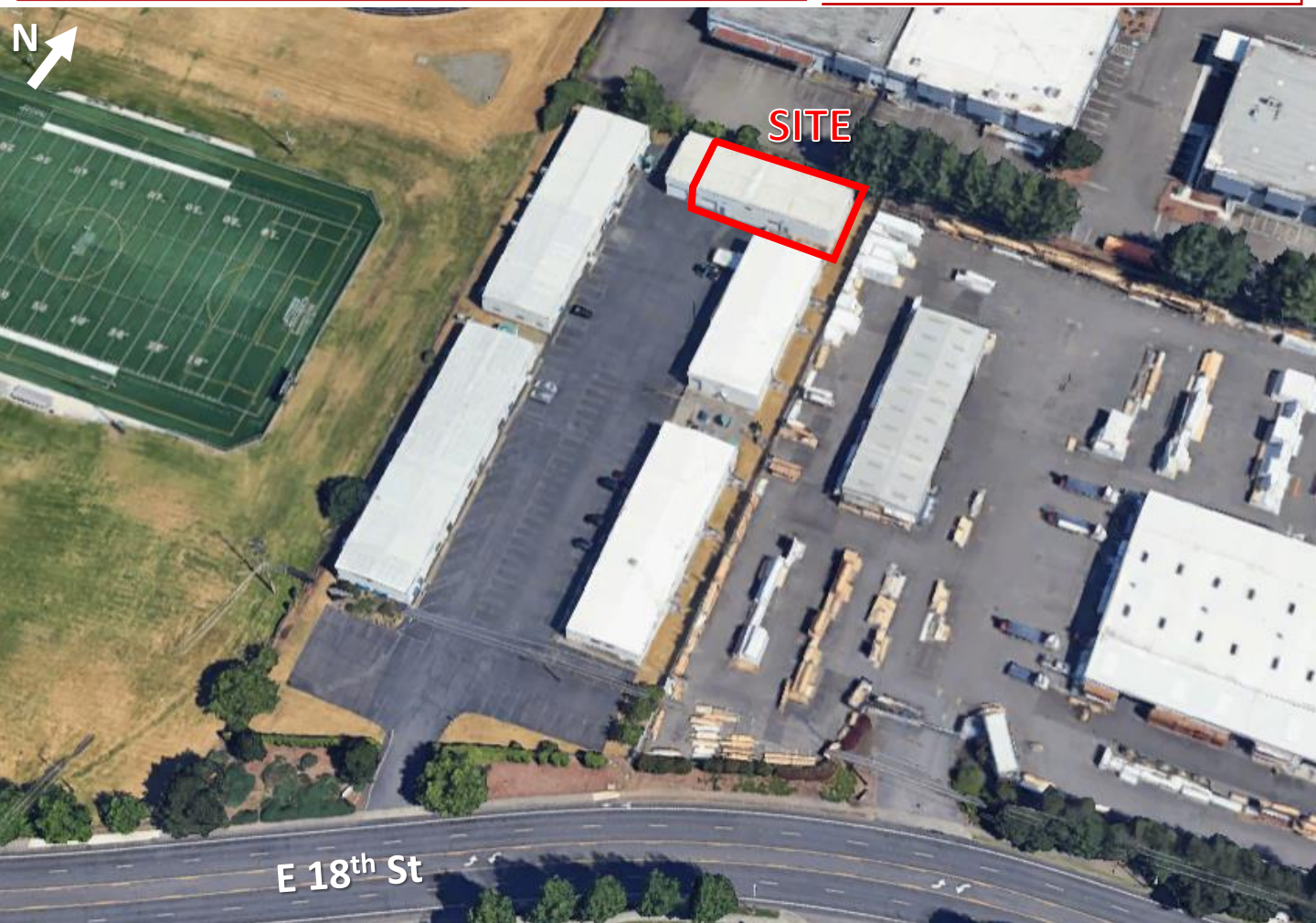
# FOR LEASE

## LIGHT INDUSTRIAL WAREHOUSE

6210 E 18<sup>th</sup> Street | Vancouver, WA 98661



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



## PROPERTY HIGHLIGHTS

- Available:
  - 4,500 SF warehouse with restroom, no office
  - \$3,825.00/month plus NNN
- Loading: 1 12' x 12' grade
- Clear height: 18'
- Sprinklered: No
- Power: 480v 3-phase
- Zoning: Light Industrial



## FOR MORE INFORMATION:

**Garret Harper**, SIOR, CCIM  
360.597.0572 | [gharper@fg-cre.com](mailto:gharper@fg-cre.com)



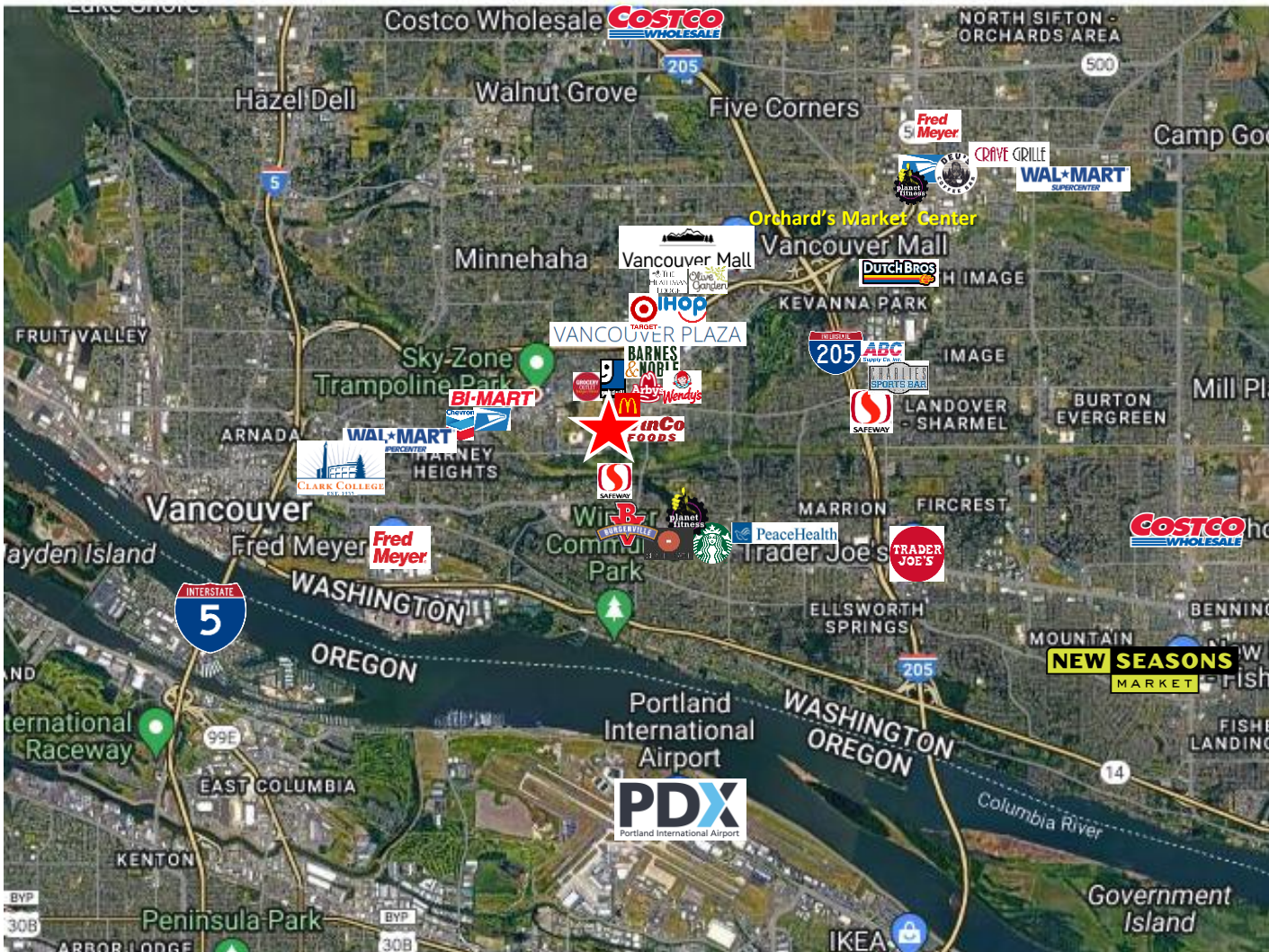
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### 2024 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	15,865	119,069	273,049
2029 Projected Population	17,174	128,534	293,352
Est. Average Household Income	\$69,170	\$82,412	\$88,357
Est. Total Businesses	1,211	6,585	15,161
Est. Total Employees	12,831	50,848	126,027

### 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.