

FOR LEASE

LIGHT INDUSTRIAL WAREHOUSE

6210 E 18th Street | Vancouver, WA 98661

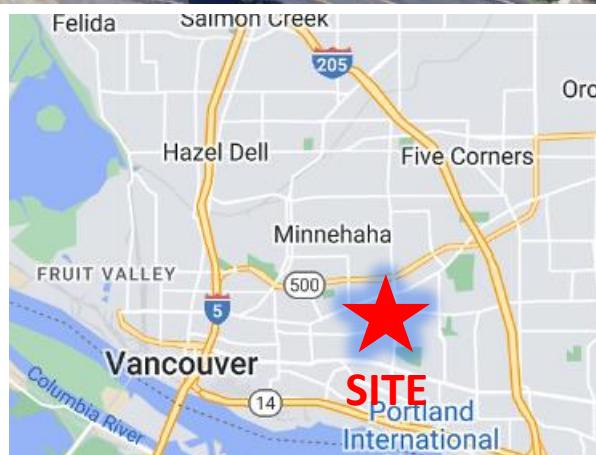


900 Washington St, Suite 850, Vancouver, WA
360.750.5595 | www.fg-cre.com



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

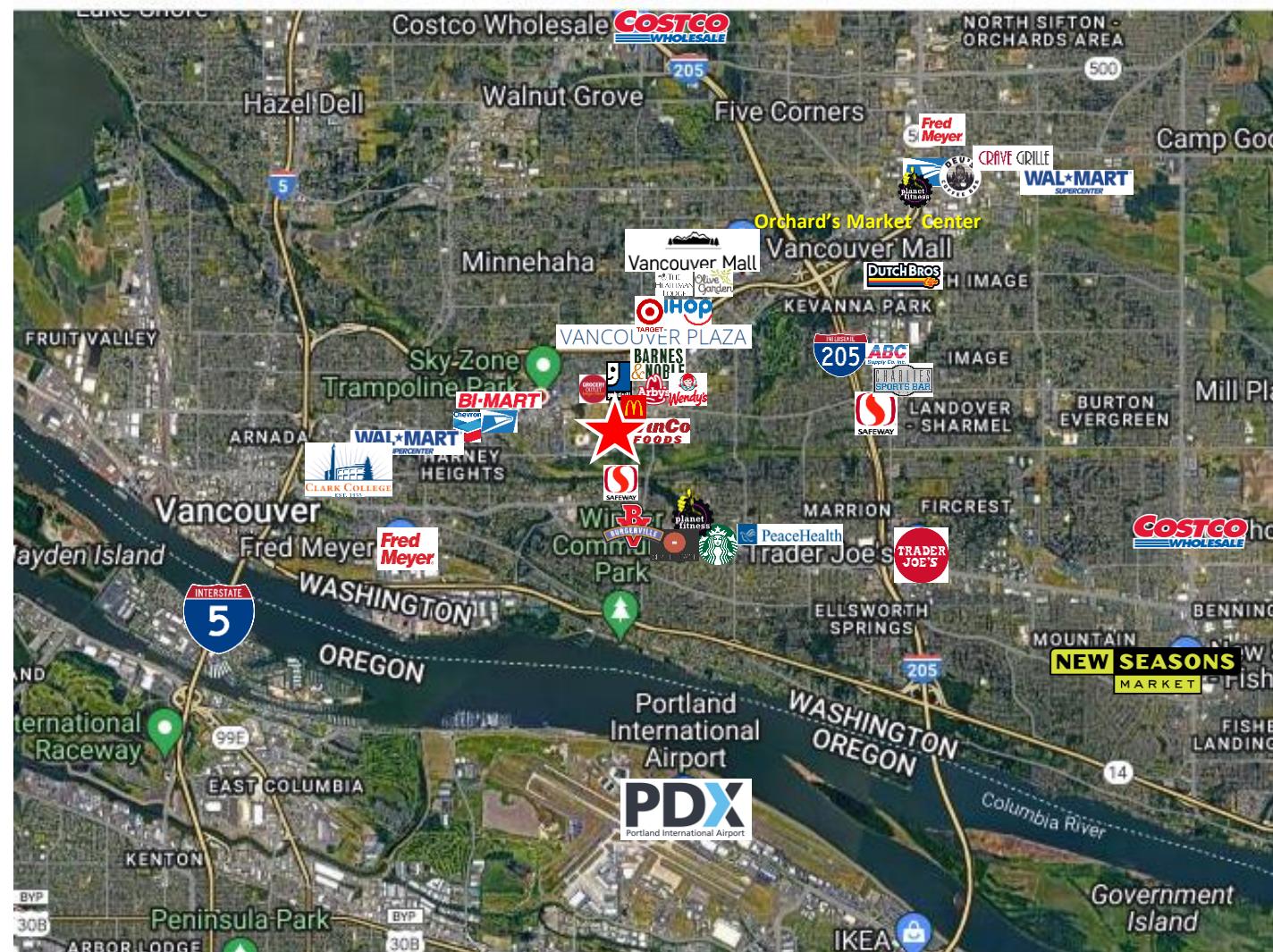
FOR LEASE

LIGHT INDUSTRIAL WAREHOUSE

6210 E 18th Street | Vancouver, WA 98661



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



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 18th St S – 18,566

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

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