

FOR SALE

PROVISION INDUSTRIAL COMMONS

7110 -7114 NE 43rd Ave. | Vancouver, WA 98661



900 Washington St, Suite 850, Vancouver, WA
360.597.0574 | www.fg-cre.com



PROPERTY HIGHLIGHTS

Industrial Condominium Units

Ceiling Height
13'

Suite Dimensions:
35' x 31.5' & 70' x 31.5'

Suite Sizes:
1,103 SF & 2,206 SF

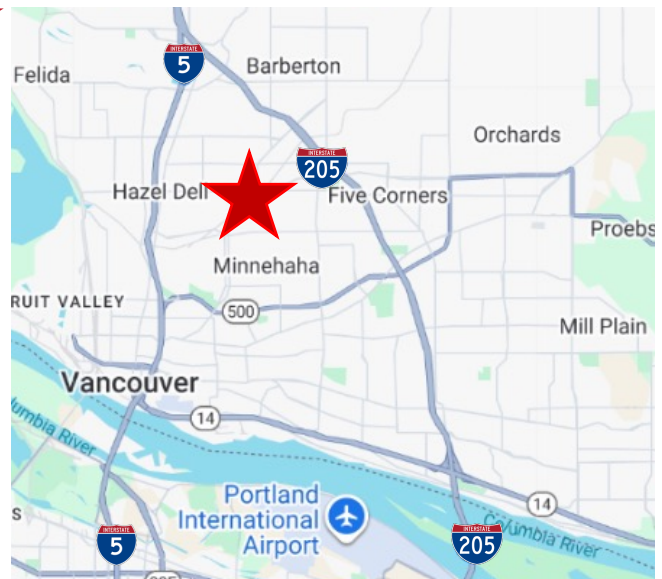
Zoning:
Light Industrial (IL)

Grade Level Loading:
1 - 10' x 12' door

Sprinkler System:
Dry Sprinkler System

Power:
100 amps 3- Phase

Shell comes insulated
Mini split in each unit



FOR MORE INFORMATION:

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Sale Price:

\$350,000.00 for 1,103 SF

\$675,000.00 for 2,206 SF

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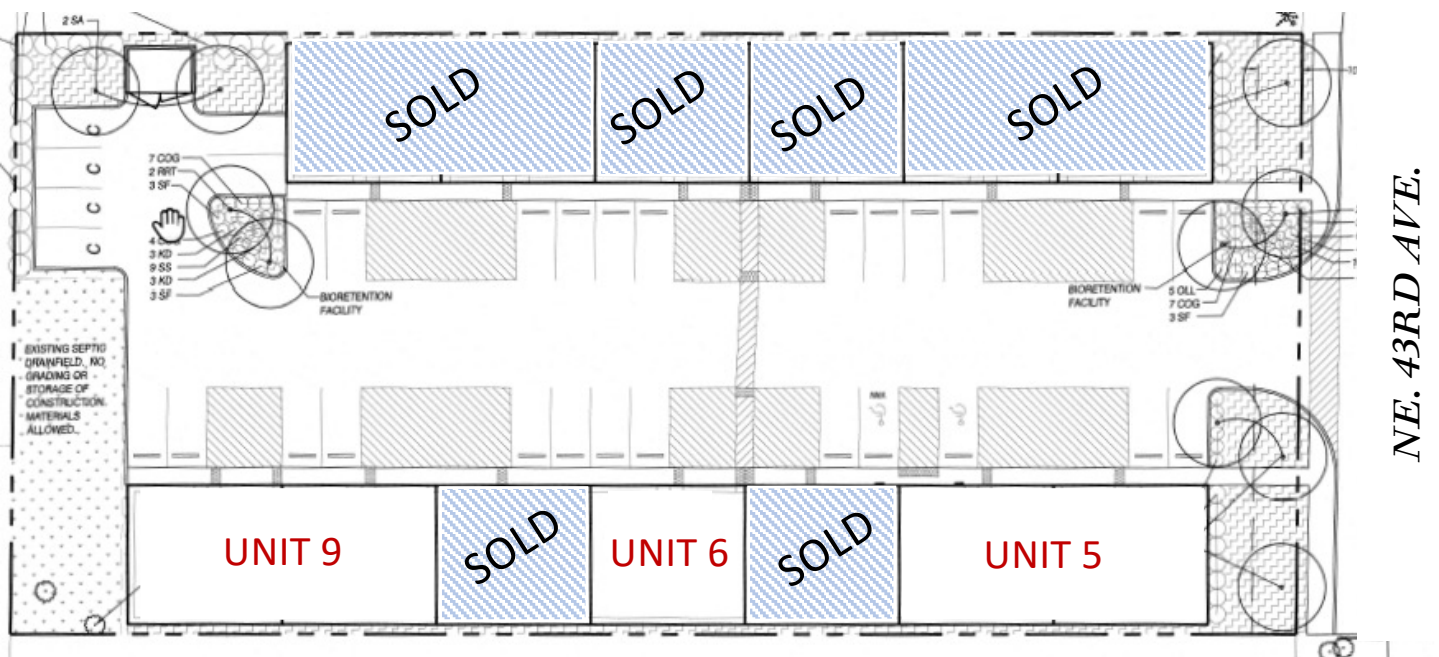
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These industrial condo units present a rare chance for businesses to secure ownership in a modern, 1,103-square foot suite with front door, warehouse restroom plumbed and ready for fixtures, 13-foot ceilings, steel construction, dry sprinklers, and grade-level 10×12 loading. Ownership offers long-term cost stability, protection from rental escalation, and the ability to build equity in a supply-constrained industrial market. With a central Vancouver location near I-5, I-205, and PDX, condo units provide a practical and financially strategic alternative to leasing.



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.