

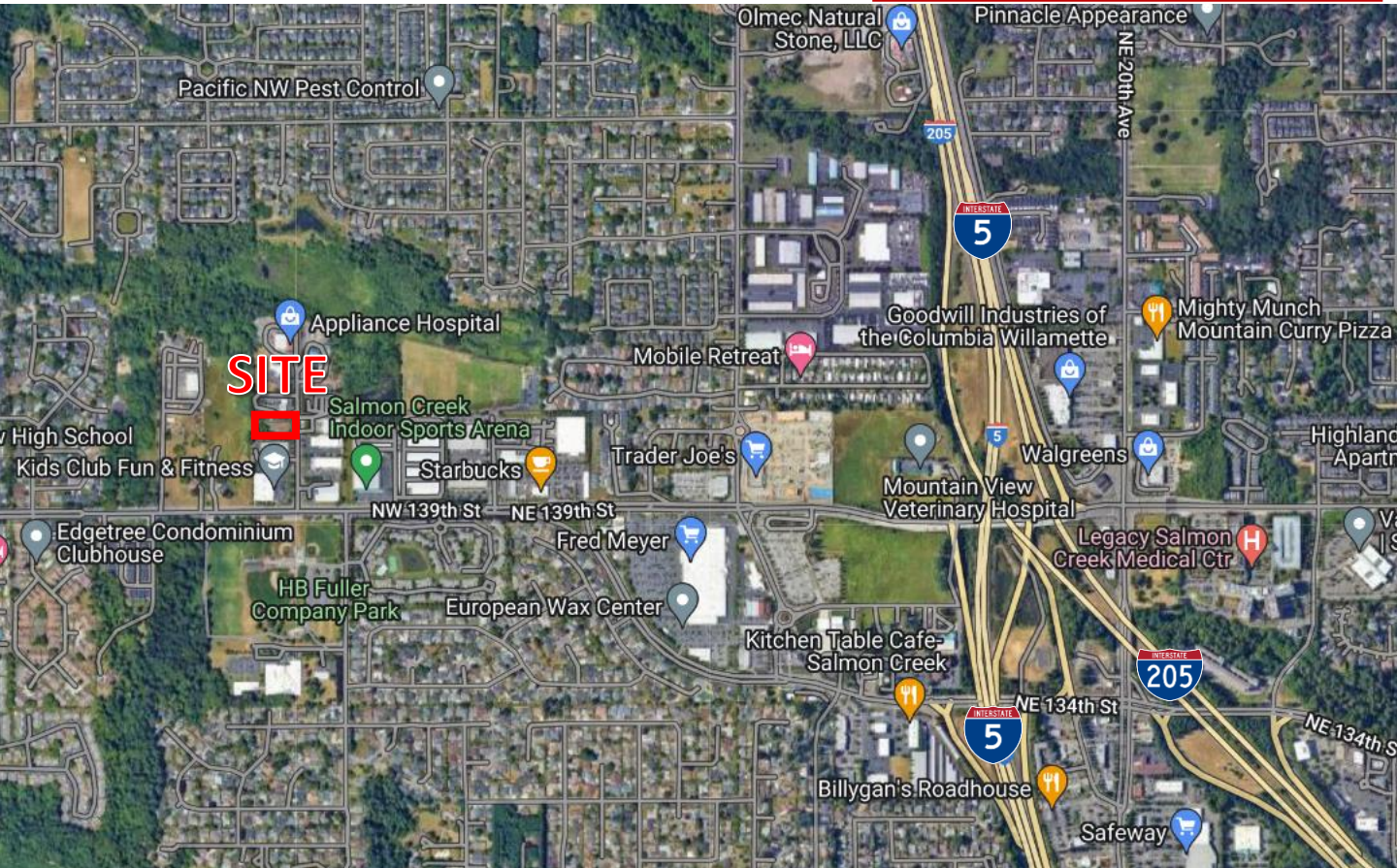
FOR SALE

APPROX. 1 ACRE, LIGHT MANUFACTURING

14100 NW 3rd Court | Vancouver, WA 98665

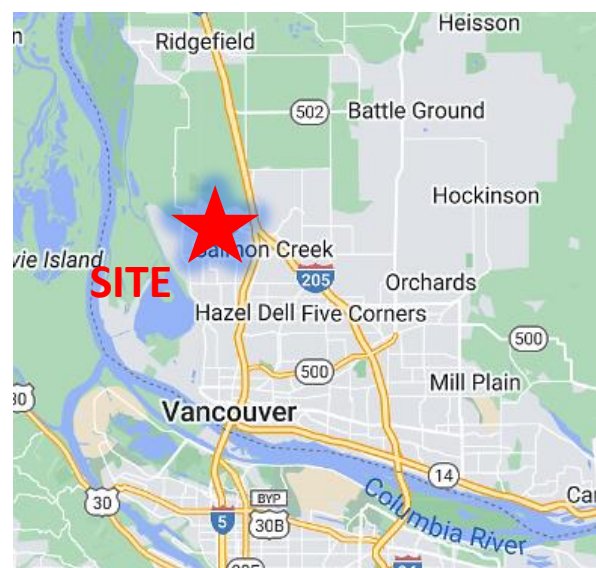


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PROPERTY HIGHLIGHTS

- Located in the Salmon Creek submarket
- Approximately 1.0 acre
- Access: I-5 to NE 134th exit, west to NW 3rd Court
- Zoned I-L, Light Manufacturing, allowing for office, industrial and small commercial users
- Tax lot 118107-682
- Utilities to the site
- Sale Price: \$523,000



FOR MORE INFORMATION:

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Table 40.230.085-1. Uses 2012 North American Industrial Classification System (NAICS)					IL	IH	IR	BP
A. Resource Uses								
11 Agriculture, forestry, fishing and hunting								
111	Crop production				P	P	P	P
112	Animal production				P	P	P	P
113	Forestry and logging				P	P	P	P
114	Fishing, hunting and trapping				P	P	P	P
115	Support activities for agriculture and forestry				P	P	P	P
21 Mining								
211	Oil and gas extraction				X	C ⁴	C ⁴	X
212	Mining (except oil and gas)				X	C ⁴	C ⁴	X
	2123	Nonmetallic mineral mining and quarrying			X	p ⁴	p ⁴	X
213	Support activities for mining				X	C ⁴	C ⁴	X
22 Utilities								
221	Utilities							
	22111	Electric power generation			P	P	P	C
	22112	Electric power transmission and distribution			P	P	P	P
	22121	Natural gas distribution			P	P	P	P
	22131	Water supply and irrigation systems			P	P	P	P
	22132	Sewage treatment facilities			P	P	P	C
23 Construction								
236	Construction of buildings				p ⁵	p ⁵	p ⁵	p ⁵
237	Heavy and civil engineering construction				p ⁵	p ⁵	p ⁵	p ⁵
238	Specialty trade contractors				p ⁵	p ⁵	p ⁵	p ⁵
	Storage yards for building materials, contractors' equipment and vehicles				P	P	P	X
B. Manufacturing Uses								
311	Food manufacturing				P	P	P	X
	31161	Animal slaughtering and processing			C	P	P	X
	311811	Retail bakeries			P	P	P	P
312	Beverage and tobacco product manufacturing				P	P	P	P
313	Textile mills				P	P	P	X
314	Textile product mills				P	P	P	X
315	Apparel manufacturing				p ²	p ²	p ²	X
316	Leather and allied product manufacturing							
	3161	Leather and hide tanning and finishing			X	P	P	X
	3162	Footwear manufacturing			P	P	P	P
	3169	Other leather and allied product manufacturing			P	P	P	P
321	Wood product manufacturing							
	3211	Sawmills and wood preservation			X	P	P	X
	3212	Veneer, plywood, and engineered wood product manufacturing			X	P	P	X
	321214	Truss manufacturing			P	P	P	X
	3219	Other wood product manufacturing			P	P	P	X
322	Paper manufacturing							

322	Paper manufacturing							
	3221	Pulp, paper and paperboard mills			X	P	P	X
	3222	Converted paper product manufacturing			P	P	P	P
323	Printing and related support activities				P	P	P	P
324	Petroleum and coal products manufacturing				X	P	P	X
	3254	Pharmaceutical and medicine manufacturing			P	P	P	X
	3256	Soap, cleaning compound, and toilet preparation manufacturing			P	P	P	X
326	Plastics and rubber products manufacturing				P	P	P	X
327	Nonmetallic mineral product manufacturing							
	3271	Clay product and refractory manufacturing			P	P	P	X
	3272	Glass and glass product manufacturing			P	P	P	X
	3273	Cement and concrete product manufacturing			P	P	P	X
		327310	Cement manufacturing		X	P	P	X
		327320	Ready-mix concrete manufacturing		X	P	P	X
	3274	Lime and gypsum product manufacturing			X	P	P	X
	3279	Other nonmetallic mineral product manufacturing			X	P	P	X
331	Primary metal manufacturing				X	P	P	X
332	Fabricated metal product manufacturing							
	3321	Forging and stamping			P	P	P	X
	3322	Cutlery and hand tool manufacturing			P	P	P	P
	3323	Architectural and structural metals manufacturing			P	P	P	X
	3324	Boiler, tank, and shipping container manufacturing			P	P	P	X
	3325	Hardware manufacturing			P	P	P	X
	3326	Spring and wire product manufacturing			P	P	P	X
	3327	Machine shops			P	P	P	C
	3328	Coating, engraving, heat treating, and allied activities			P	P	P	X
		332813	Electroplating, plating, polishing, anodizing, and coloring		C	P	P	X
	3329	Other fabricated metal product manufacturing			P	P	P	X
333	Machinery manufacturing				P	P	P	C
334	Computer and electronic product manufacturing				P	P	P	P
335	Electrical equipment, appliance, and component manufacturing				P	P	P	P
336	Transportation equipment manufacturing				P	P	P	X
		336991	Motorcycle, bicycle, and parts manufacturing		P	P	P	P
337	Furniture and related product manufacturing				P	P	P	X
339	Miscellaneous manufacturing				P	P	P	P
C. Wholesale Trade								
423	Wholesale trade, durable goods (retail sales prohibited)				P	P	P	P
424	Wholesale trade, nondurable goods (retail sales prohibited)				P	P	P	P
425	Wholesale electronic markets and agents and brokers				P	P	P	P

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D. Retail Trade					
	Retail sales of products fabricated on site	p ¹	p ¹	p ¹	p ¹
	Construction and industrial equipment sales	P	P	P	X
4411	Automotive dealers	X	X	X	X
4412	Other motor vehicle dealers	X	X	X	X
4413	Automotive parts, accessories, and tire stores	p ¹	p ¹	p ¹	p ¹
4441	Building material and supplies dealers	P	X	X	X
	44412 Paint and wallpaper stores	p ¹	X	X	X
	44413 Hardware stores	p ¹	X	X	X
445	Food and beverage stores	p ¹	X	X	p ¹
	44512 Convenience stores	p ¹	p ¹	p ¹	p ¹
446	Health and personal care stores	p ¹	X	X	p ¹
447	Gasoline stations	C	C	C	C
448	Clothing and clothing accessories stores	p ¹	X	X	p ¹
451	Sporting goods, hobby, book and music stores	p ¹	X	X	p ¹
452	General merchandise stores	X	X	X	X
453	Miscellaneous store retailers	p ¹	X	X	p ¹
454	Nonstore retailers	P	X	X	P
	45431 Fuel dealers	P	P	P	X
E. Transportation and Warehousing					
482	Rail transportation	P	P	P	X
483	Water transportation	X	P	X	X
484	Truck transportation	P	P	P	P
485	Transit and ground passenger transportation	P	P	P	P
486	Pipeline transportation	P	P	P	P
487	Scenic and sightseeing transportation	P	P	X	X
488	Support activities for transportation	P	P	X	X
	4882 Support activities for rail transportation	P	P	P	X
	4883 Support activities for water transportation	X	P	P	X
	4884 Support activities for road transportation	P	X	X	X
	4885 Freight transportation arrangement	P	P	P	P
	4889 Other support activities for transportation	P	P	P	P
491	Postal service	P	P	P	P
492	Couriers and messengers	P	P	P	P
493	Warehousing and storage	P	P	P	P
F. Information					
511	Publishing industries	P	P	P	P
512	Motion picture and sound recording industries	P	P	P	P
515	Broadcasting (except Internet)	P	P	P	P
516	Internet publishing and broadcasting	P	P	P	P
517	Telecommunications	P	P	P	P
	5172 Wireless communications carriers	P/C ⁷	P/C ⁷	P/C ⁷	P/C ⁷
518	Internet service providers, web search portals, and data processing services	P	P	P	P
519	Other information services	P	P	P	P
52	Finance and insurance	X	X	X	P
	5221 Branch banks (including drive-up service)	p ¹	p ¹	X	P
524	Insurance carriers and related activities	P	X	X	P
53	Real estate and rental and leasing				
531	Offices of real estate agents and brokers	P	X	X	P
532	Rental and leasing services	P	X	X	P
	5324 Commercial and industrial machinery and equipment rental and leasing	P	P	P	X
533	Lessors of nonfinancial intangible assets (except copyrighted works)	X	X	X	P

54 Professional, scientific, and technical services					
541	Professional, scientific, and technical services	P	X	X	P
	54135 Building inspection services	P	X	X	P
	54136 Geophysical surveying and mapping services	P	X	X	P
	54137 Surveying and mapping (except geophysical services)	P	X	X	P
	54138 Testing laboratories	P	X	X	P
	54194 Veterinary services	P	P	X	P
55 Management of companies and enterprises					
551	Management of companies and enterprises	P	X	X	P
56 Administrative and support and waste management and remediation services					
561	Administrative and support services	P	X	X	P
	5616 Investigation and security services	P	X	X	P
	5617 Services to buildings and dwellings	P	X	X	P
	5619 Other support services	P	X	X	P
562	Waste management and remediation services	C ⁶	C ⁶	C ⁶	X
61 Educational services ¹⁰					
611	Educational services	C	C	X	C
	6111 Elementary and secondary schools	C	C	X	C
	6112 Junior colleges	C	C	X	C
	6113 Colleges and universities	C	C	X	C
	6114 Business schools and computer and management training	C	C	X	P
	6115 Technical and trade schools	P	P	P	P
	611519 Truck driving schools	P	P	X	P
	6116 Other schools and instruction	C	C	X	P
	611692 Automobile driving schools	P	C	X	P
	6117 Educational support services	C	C	X	P
62 Health care and social assistance					
621	Ambulatory health care services	P	X	X	P
	6215 Medical and diagnostic laboratories	P	X	X	P
	6216 Home health care services	P	X	X	P
	6219 Other ambulatory health care services	P	X	X	P
	62191 Ambulance services	P	P	P	P
622	Hospitals	C	X	X	P
623	Nursing and residential care facilities	X	X	X	P
	6232 Residential mental retardation, mental health, and substance abuse facilities	X	X	X	C
623	Nursing and residential care facilities	X	X	X	P
	6232 Residential mental retardation, mental health, and substance abuse facilities	X	X	X	C
624	Social assistance	X	X	X	P
	6244 Child day care services	p ¹	p ¹	p ¹	P
71 Arts, entertainment, and recreation					
	7112 Spectator sports	C	X	X	C
	71391 Golf courses and country clubs	X	X	X	X
	71392 Skiing facilities	X	X	X	X
	71393 Marinas	P	X	X	X
	71394 Fitness and recreational sports centers	p ¹	p ¹	p ¹	p ¹
	71399 All other amusement and recreation industries	p ¹	X	X	p ¹
72 Accommodations and food services					
721	Accommodation	X	X	X	P
722	Food services and drinking places	p ¹	p ¹	p ¹	p ¹
	7223 Special food services	P	P	P	P

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81 Other services (except public administration)							
811	Repair and maintenance	p ³	p ³	p ³	p ³		
8111	Automotive repair and maintenance	p ³	p ³	p ³	C		
8113	Commercial and industrial machinery and equipment (except automotive and electronic repair and maintenance)	p ³	p ³	p ³	C		
812	Personal and laundry services	p ¹	X	X	p ¹		
81221	Funeral homes and funeral services	X	X	X	P		
81222	Cemeteries and crematories	C	C	C	C		
8123	Dry cleaning and laundry services	p ¹	X	X	p ¹		
81233	Linen and uniform supply	P	P	X	P		
81291	Pet care (except veterinary) services	p ¹	X	X	p ¹		
813	Religious, grant making, civic, professional, and similar organizations	X	X	X	C		
92 Public administration ¹⁰				P	X	X	P
92214	Correctional institutions ¹⁰	C	C	X	X		
G. Other Uses Not Listed as NAICS Codes							
1. Service stations for vehicle fleets, including cardlock facilities		P	P	P	P		
2. Personal property storage including outdoor RV and boat storage		P	X	X	X		
3. Accessory uses							
a. Administrative, educational, and other related activities and facilities		p ²	p ²	p ²	p ²		
b. Caretaker, security or manager residence when incorporated as an integral part of a permitted use		p ²	p ²	p ²	p ²		
c. Off-site hazardous waste treatment and storage facilities (subject to RCW 70.105.210)		p ²	p ²	p ²	p ²		
4. Other Uses							
a. Parks, trails and related uses ¹⁰		p ²	p ²	p ²	p ²		
b. Existing residential uses without any increase in density, including accessory uses and structures normal to a residential environment. Replacement of such structures requires county approval prior to the removal of the existing structure(s) and is subject to the limits regarding the replacement.		P	P	P	P		
c. Legally existing commercial and industrial use structures		P	P	P	P		
d. Public facilities for the support of construction projects and agency operations, including offices for employees of the facility		P	P	P	P		
e. Electric vehicle infrastructure		P	P	P	P		
f. Coffee and food stands two hundred (200) square feet or less		p ⁸	p ⁸	p ⁸	p ⁸		
g. Agricultural stands and markets		p ⁹	p ⁹	p ⁹	p ⁹		
h. Medical marijuana cooperative		X	X	X	X		
i. Marijuana production facilities		p ¹¹	p ¹¹	X	X		
j. Marijuana processor I facilities		p ¹¹	p ¹¹	X	p ¹¹		
k. Marijuana processor II facilities		p ¹¹	p ¹¹	X	p ¹¹		
l. Marijuana retailer facilities		X	X	X	X		

(Amended: Ord. 2013-07-08; Ord. 2014-01-08; Ord. 2014-05-07; Ord. 2014-11-02; Ord. 2016-04-03; Ord. 2016-06-12; Ord. 2018-01-09; Ord. 2019-07-01; Ord. 2019-11-05; Ord. 2019-11-16; Ord. 2020-03-08)

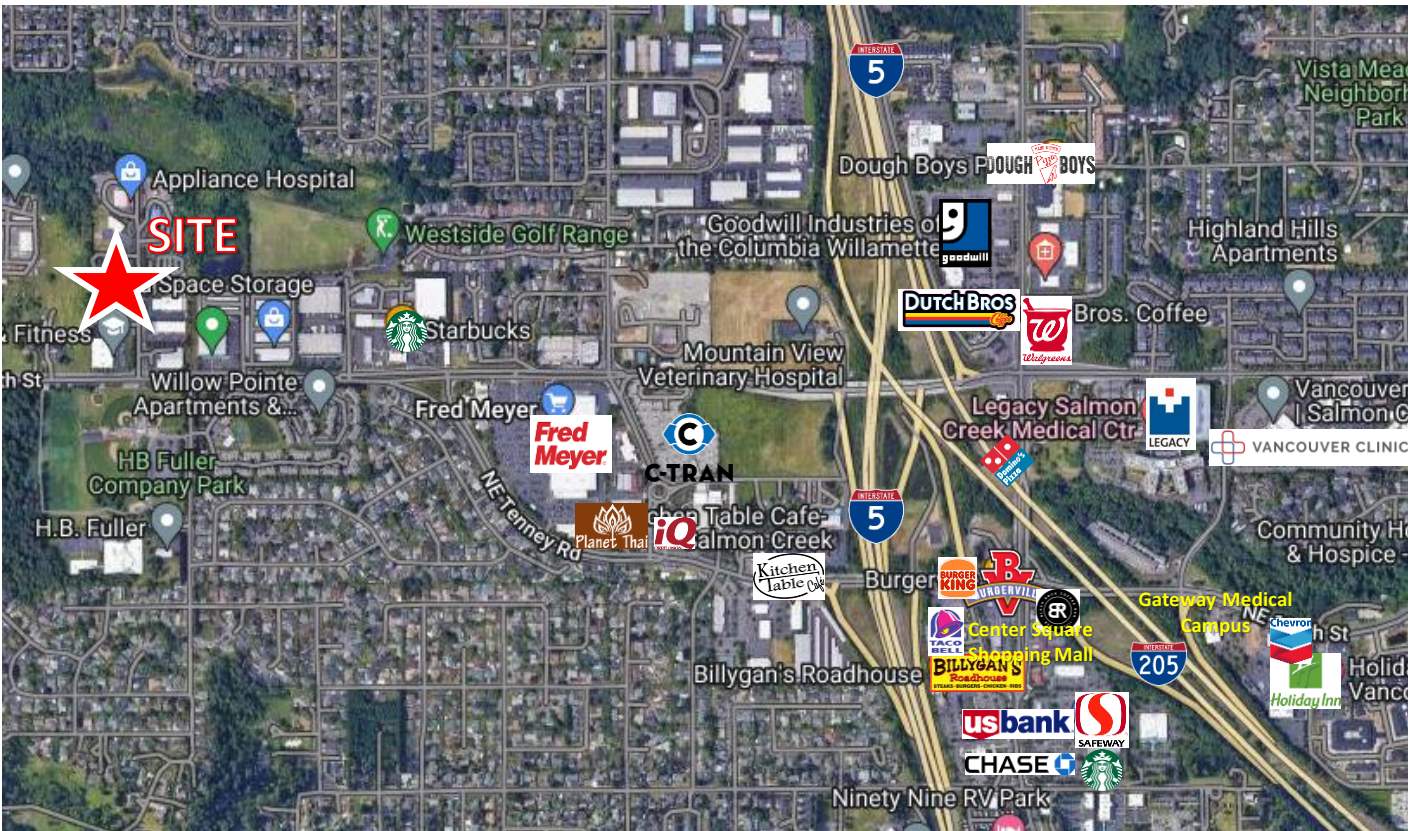
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2023 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	9,181	66,834	111,175
2028 Projected Population	9,456	70,199	116,894
Est. Average Household Income	\$120,146	\$114,251	\$107,303
Daytime Employment	2,821	16,573	30,630

Average Daily Traffic

NW 139th St @ NW 3rd Ct W – 13,990

NE 139th St @ NE 3rd Ct E – 18,783

NE Tenny Rd @ NE 139th St NW – 15,544