APPROX. 1 ACRE, LIGHT MANUFACTURING

14100 NW 3rd Court I Vancouver, WA 98665





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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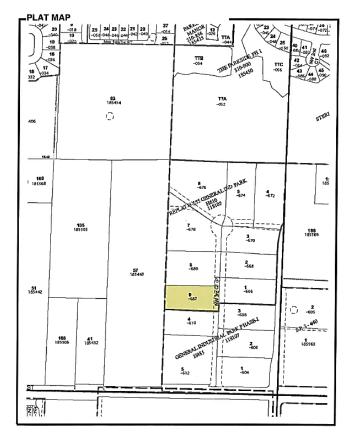
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2012	2 North /		40.230.085-1. Uses an Industrial Classification System (NAICS)	IL	IH	IR	BP	
A. Resou	urce Use	٠ς	(
			r, fishing and hunting					
	Crop pr			Р	Р	Р	Р	
-	Animal			P	P P	P P	P.	
-	Forestr	_		P	P P	P	P P	
	_		og and trapping	P	P	P	P	
115	_		ties for agriculture and forestry	P	P	P	P	
		t activi	ues for agriculture and forestry	г	ļr	г	Г	
21 Minir				V	1	L	\ <u>'</u>	
211		_	traction	Х	C ⁴	C ⁴	Х	
212	Mining	(excep	t oil and gas)	Х	C ⁴	C ⁴	Х	
	2123	Nonme	etallic mineral mining and quarrying	Χ	P ⁴	P ⁴	Χ	
213	Suppor	t activi	ties for mining	Χ	C ⁴	C ⁴	Χ	
22 Utilit					-		<u> </u>	
221	Utilities							
221	 		Electric power generation	Р	Р	Р	С	
	 			P	P	P	P	
	ľ	22112	Electric power transmission and distribution	٢	۲	۲	r	
		22121	Natural gas distribution	Р	Р	Р	P	
	-			P	P	P	P P	
	-		Water supply and irrigation systems	_	<u> </u>	-		
			Sewage treatment facilities	Р	Р	Р	C	
	truction			-			_	
236	Constru	action o	of buildings	P ⁵	P ⁵	P ⁵	P ⁵	
237	Heavy a	and civi	l engineering construction	P ⁵	P ⁵	P ⁵	P ⁵	
238	Specialt	ty trade	contractors	P ⁵	P ⁵	P ⁵	P ⁵	
			for building materials, contractors' d vehicles	Р	Р	Р	Χ	
B. Manu	ıfacturin							
311	Food m	anufac	turing	Р	Р	Р	Χ	
		31161	Animal slaughtering and processing	C	Р	Р	Χ	
			311811 Retail bakeries	Р	Р	Р	Р	
312			tobacco product manufacturing	Р	Р	Р	Р	
	Textile			P -	P -	P -	X	
	Textile			P p2	P p2	P	X	
			facturing	P ²	P ²	P ²	Х	
316			llied product manufacturing	v	Р	ь	h/	
	-		r and hide tanning and finishing ear manufacturing	X P	P P	P P	X P	
	-		eather and allied product	P	P	P	P P	
		manufacturing		'	ľ	'	ľ	
321	-	Wood product manufacturing						
	3211				Р	P	Χ	
		. ,		Х	Р	Р	Х	
		produc	t manufacturing			_		
	2240	Oth	321214 Truss manufacturing	P P	P	P	X	
322	_		vood product manufacturing	۲	Р	Р	Х	
322	Paper manufacturing							

321 Pulp, paper and paperboard mills 3221 Pulp, paper and paperboard mills 3222 Converted paper product manufacturing 323 Printing and related support activities 324 Petroleum and coal products manufacturing 325 Petroleum and coal products manufacturing 325 Petroleum and coal products manufacturing 325 Soap, cleaning compound, and toilet preparation manufacturing 326 Plastics and rubber products manufacturing 327 Nonmetallic mineral product manufacturing 327 Clay product and refractory manufacturing 327 Clay product and refractory manufacturing 3273 Cement and concrete product manufacturing 3273 Cement and concrete product manufacturing 3273 Cement and concrete product manufacturing 3274 Lime and gypsum product manufacturing 3275 Nonmetallic mineral product manufacturing 3276 Pp P N N N N N P P N N N N N N P P N	1				J				
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324 Petroleum and coal products manufacturing X P P X X 3254 Pharmaceutical and medicine manufacturing S P P P X X preparation manufacturing P P P P X X P P X X P P P X X P P P X X P P P X X P P P X X Y X Y		3222	Conver	ted paper p	product manufacturing	Р	Р	Р	Р
Petroleum and coal products manufacturing X	323	Printin	g and re	elated supp	ort activities	Р	Р	Р	Р
3254 Pharmaceutical and medicine manufacturing 3256 Soap, cleaning compound, and toilet preparation manufacturing 326 Plastics and rubber products manufacturing 327 Nonmetallic mineral product manufacturing 3271 Clay product and refractory manufacturing 3272 Glass and glass product manufacturing P P P P X 3273 Cement and concrete product manufacturing P P P P X 3274 Clay product and refractory manufacturing P P P P X 3275 Class and glass product manufacturing P P P P X 3276 Cement and concrete product manufacturing P P P P X 3277 Cement and concrete product manufacturing P P P P X 3278 Cement and concrete product manufacturing X P P P X 3279 Cher nonmetallic mineral product manufacturing X P P P X 3279 Other nonmetallic mineral product manufacturing X P P P X 3279 Sabricated metal product manufacturing 321 Forging and stamping X P P P X 3222 Cutlery and hand tool manufacturing 3221 Forging and stamping P P P P X 3232 Architectural and structural metals manufacturing 3234 Boiler, tank, and shipping container manufacturing 3254 Hardware manufacturing 326 P P P X 3270 Sabring and wire product manufacturing P P P P X 3281 Spring and wire product manufacturing P P P P X 329 Coating, engraving, heat treating, and allied P P P X 320 Spring and wire product manufacturing P P P P X 3210 Sabring and wire product manufacturing P P P P X 3220 Coating, engraving, heat treating, and allied P P P P X 3231 Sabring and wire product manufacturing P P P P X 320 Other fabricated metal product manufacturing P P P P P X 3328 Coating, engraving, heat treating, and coloring 3329 Other fabricated metal product manufacturing P P P P P P P P P P P P P P P P P P P	324	_	_			Х	Р	Р	х
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3279 Other nonmetallic mineral product manufacturing								ľ	[`
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3328 Coating, engraving, heat treating, and allied P P P X 332813 Electroplating, plating, polishing, anodizing, and coloring P P P X 3329 Other fabricated metal product manufacturing P P P P X 3331 Machinery manufacturing P P P P P P P P P P P P P P P P P P		3326	Spring	and wire p	Р			Х	
332813 Electroplating, plating, polishing, anodizing, and coloring 3329 Other fabricated metal product manufacturing 333 Machinery manufacturing 334 Computer and electronic product manufacturing 335 Electrical equipment, appliance, and component manufacturing 336 Transportation equipment manufacturing 337 Furniture and related product manufacturing 338 Miscellaneous manufacturing 339 Miscellaneous manufacturing 339 Miscellaneous manufacturing 340 P P P P P P P P P P P P P P P P P P P						,			
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334 Computer and electronic product manufacturing P P P P P P P P P P P P P P P P P P P		3329			netal product	Р	Р	Р	х
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manufacturing 336 Transportation equipment manufacturing P P X 336991 Motorcycle, bicycle, and parts manufacturing P P P P P 337 Furniture and related product manufacturing P P P P X 339 Miscellaneous manufacturing P P P P P P C. Wholesale Trade	334	Compu	iter and	delectronic	Р	Р	Р	Р	
336 Transportation equipment manufacturing P P P X 336991 Motorcycle, bicycle, and parts manufacturing P P P P P 337 Furniture and related product manufacturing P P P P X 339 Miscellaneous manufacturing P P P P P C. Wholesale Trade	335				P	Р	P	P	
336991 Motorcycle, bicycle, and parts manufacturing 337 Furniture and related product manufacturing 339 Miscellaneous manufacturing P P P P X P P P P P C. Wholesale Trade	226		_			D			
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339 Miscellaneous manufacturing PPPPP C. Wholesale Trade					parts manufacturing				
C. Wholesale Trade					_		-	r.	
				manufactu	۲	٢	٢	[P	
423 Wholesale trade, durable goods (retail sales P P P				de durable	Р	Р	Р	Р	
prohibited)	423			ac, dui able		ľ	ľ	[
424 Wholesale trade, nondurable goods (retail sales P P P P p p prohibited)	424	Wholesale trade, nondurable goods (retail sales					Р	Р	Р
425 Wholesale electronic markets and agents and PPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPP	425	Wholes	sale ele	ctronic mar	kets and agents and	Р	Р	Р	Р

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Ketai	Trade	cales of products fabricated on site	P ¹	-1	_1	_1
-	-	sales of products fabricated on site		P ¹	P ¹	P ¹
	_	ruction and industrial equipment sales	P	P	P	X
	4411 4412	Automotive dealers Other motor vehicle dealers	X	X	X	X
	4412	Automotive parts, accessories, and tire	л Р1	л p1	л Р1	л p1
	4413	stores	P.	P.	P.	P.
	4441	Building material and supplies dealers	Р	Х	Х	Х
		44412 Paint and wallpaper stores	P ¹	Х	Χ	Х
		44413 Hardware stores	p1	Х	Х	Х
445	Food a	ind beverage stores	P ¹	X	X	р1
		44512 Convenience stores	p1	p1	P ¹	P ¹
446	Health	and personal care stores	P1	X	X	p1
	-	<u> </u>	-	_	_	-i -
447	_	ne stations	C P ¹	C	C X	C -1
	_	ng and clothing accessories stores			_	P ¹
451	-	ng goods, hobby, book and music stores	P ¹	X	X	P ¹
452	_	al merchandise stores	X	X	X	X
453	-	laneous store retailers	P ¹	Х	Х	P ¹
454	Nonst	ore retailers	Р	Х	X	Р
	L	45431 Fuel dealers	Р	P	P	X
	•	on and Warehousing	_	-	1-	
482		ansportation	P	P	P	X
		transportation	X	P	X	X
484	_	transportation	P	P	P	P
485		t and ground passenger transportation	P	P	P	P
486	_	e transportation	P P	P	P	P
	_	and sightseeing transportation	P	P	X	X
488	5uppo 4882	rt activities for transportation	P	P	P	X
	 	Support activities for rail transportation	X	P	P	X
	4883 4884	Support activities for water transportation 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		service	P	P	P	P
492		rs and messengers	P	P	P	P
493	_	ousing and storage	P	P	P	P
	mation			_	<u> </u>	-
511	1	hing industries	Р	P	Р	Р
512	_	n picture and sound recording industries	P	Р	P	P
	_	casting (except Internet)	P	Р	Р	Р
	_	et publishing and broadcasting	P	Р	Р	Р
517	_	mmunications	Р	Р	Р	Р
	5172	Wireless communications carriers	P/C ⁷	P/C ⁷	P/C ⁷	P/C ⁷
518	Intern	et service providers, web search portals, and	Р	Р	Р	Р
		rocessing services				
519	Other	information services	Р	Р	Р	Р
2 Fina	nce and	insurance	Χ	X	X	Р
	5221	Branch banks (including drive-up service)	P ¹	P ¹	X	Р
524	Insura	nce carriers and related activities	Р	X	Х	Р
3 Real	estate	and rental and leasing				
531	Office	s of real estate agents and brokers	Р	X	Χ	Р
	_	and leasing services	Р	X	Х	Р
532		Commercial and industrial machinery and	Р	Р	Р	X
	5324	equipment rental and leasing	'		<u> </u>	

E / Drofe	ecciona	Leciont	ific and tool	anical condicos				
541				nnical services d technical services	P	Х	Х	P
541	FIUIES	54135 Building inspection services				X	X	P
				I surveying and mapping	P P	X	X	P
		34130	services	i surveying and mapping		^	^	
		54137	Surveying a	nd mapping (except	Р	Х	Х	Р
			geophysica	l services)				
			Testing lab		P	X	X	P
		54194	Veterinary s	services	P	Р	X	P
	_		_	l enterprises				
551				es and enterprises	P	X	X	P
				l waste management and				
561	_		e and suppo		P	Х	Χ	P
	5616 Investigation and security services				P	X	X	P
	5617 Services to buildings and dwellings				P	X	X	P
5.00	5619 Other support services				P	X	X	P
562				emediation services	C ⁶	C ⁶	C ⁶	X
		service						
611	-	tional s			С	С	Χ	С
	6111			condary schools	С	С	Χ	C
	6112		colleges		С	С	Χ	С
	6113	_	es and unive		С	С	X	C
	6114		ss schools a gement train	ind computer and ling	С	С	Х	Р
	6115		cal and trad		Р	P	Р	Р
			611519	Truck driving schools	Р	Р	Х	Р
	6116	Other	schools and	instruction	С	С	X	Р
			I I	Automobile driving schools	Р	С	Х	Р
	6117	Educat			С	С	Х	Р
6117 Educational support services 62 Health care and social assistance						1-		<u> </u>
				Р	Х	Х	Р	
	_			ostic laboratories	P	X	X	Р
	6216		health care		Р	Х	Х	Р
	6219	_		health care services	Р	Х	X	Р
			Ambulance		Р	Р	Р	Р
622	Hospit				С	х	X	Р
623	_		esidential ca	are facilities	X	X	X	Р
	6232	_		retardation, mental	Х	Х	X	С
		health	, and substa	nce abuse facilities				
623	Nursin	g and r	esidential ca	re facilities	Χ	Х	X	Р
	6232	Reside	ntial mental	retardation, mental	Х	Х	X	С
		health,	and substa	nce abuse facilities				
624	Social	assistar	nce		Χ	Х	X	Р
	6244	Child d	ay care serv	ices	P ¹	P ¹	P^1	Р
1 Arts,	enterta	inment	, and recrea	tion	P ¹	Х	X	Р
	7112	Specta	tor sports		С	X	X	C
		71391	Golf course	s and country clubs	X	Х	X	Х
			Skiing facilit		Х	Х	X	Х
	71393 Marinas 71394 Fitness and recreational sports centers		Р	Х	X	Х		
			recreational sports	P ¹	P ¹	P ¹	P ¹	
		71399		nusement and recreation	P ¹	Х	Х	P ¹
2 1000	nmod-	tions a	nd food serv	ices				
				/ICC3	V	v	v	Р
721		modati	on and drinkin	r places	_1	X -1	X -1	
722	_			•	P ¹	P ¹	P ¹	P ¹
	7223 Special food services				Р	Р	P	Р

APPROX. 1 ACRE, LIGHT MANUFACTURING

14100 NW 3rd Court I Vancouver, WA 98665



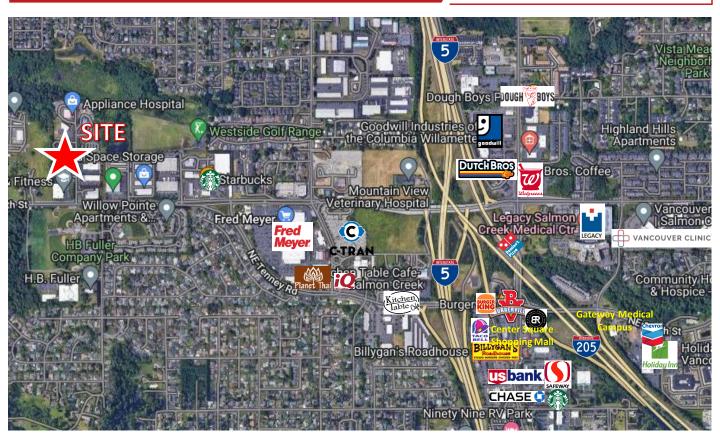
04.00							
			ept public administration)	р3	-	1.	Т.
811	Repair and maintenance				P3	P ³	P ³
	8111		otive repair and maintenance	P ³	P3	P ³	С
	8113	equipn	ercial and industrial machinery and nent (except automotive and nic repair and maintenance)	P ³	p ³	p ³	С
812	Persor	al and	laundry services	P ¹	Х	Х	P ¹
		81221	Funeral homes and funeral services	Х	Х	Х	Р
		81222	Cemeteries and crematories	С	С	С	С
	8123	Dry cle	aning and laundry services	P ¹	Х	Х	P ¹
		81233	Linen and uniform supply	Р	Р	X	Р
		81291	Pet care (except veterinary) services	P ¹	Х	X	P ¹
813		us, grar organi	nt making, civic, professional, and zations	Х	Х	Х	С
92 Publ				Р	Х	Х	Р
			Correctional institutions ¹⁰	C	С	Х	х
G. Othe	r Uses I		ed as NAICS Codes	_			
			ehicle fleets, including cardlock	Р	P	Р	Р
facilities			orage including outdoor RV and boat	D	Х	X	x
storage	nai pro	perty st	orage including outdoor KV and boat	ľ	r	l^	r
3. Acces	sory us	es					
		ative, e d faciliti	P ²	P ²	P ²	P ²	
		, securi d as an	P ²	P ²	P ²	P ²	
c. Of	f-site ha	zardou	P ²	P ²	P ²	P ²	
4. Other		oject to	RCW <u>70.105.210</u>)				
			10	p ²	P ²	p ²	P ²
			related uses ¹⁰ al uses without any increase in	P- P	P	P	P
dens to a struc remo	ity, incl residen tures r oval of t	uding a tial envi equires the exist		F		r	
	gally ex tures	isting co	ommercial and industrial use	Р	P	Р	Р
proje	cts and	ilities fo I agency of the fa	Р	Р	Р	Р	
e. Ele	ctric ve	hicle in	Р	P	Р	Р	
f. Cot or les		food s	P8	P8	P ⁸	P ⁸	
g. Ag	ricultur	al stanc	P ⁹	P ⁹	P ⁹	P ⁹	
h. Me	edical m	narijuan	Х	Х	Х	х	
i. Ma	rijuana	produc	P ¹¹	P ¹¹	Х	х	
j. Ma	rijuana	process	P ¹¹	P ¹¹	х	P ¹¹	
			sor II facilities	P ¹¹	P ¹¹	Х	P ¹¹
	rijuana		_	_		-	

(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)

APPROX. 1 ACRE, LIGHT MANUFACTURING

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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