

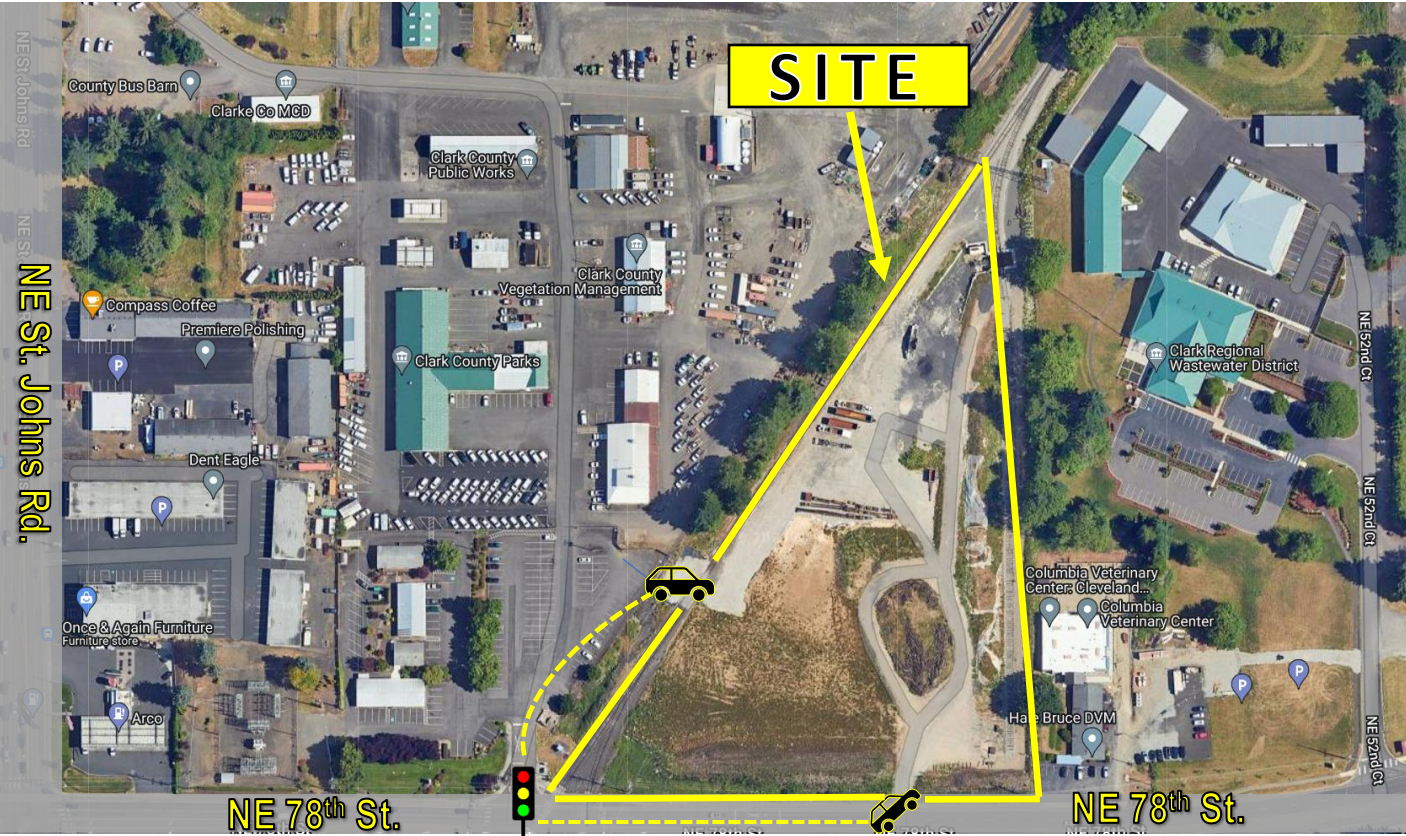
# LAND FOR LEASE

RAIL SERVED

5.28 ACRES NE 78<sup>th</sup> | Vancouver, WA 98686

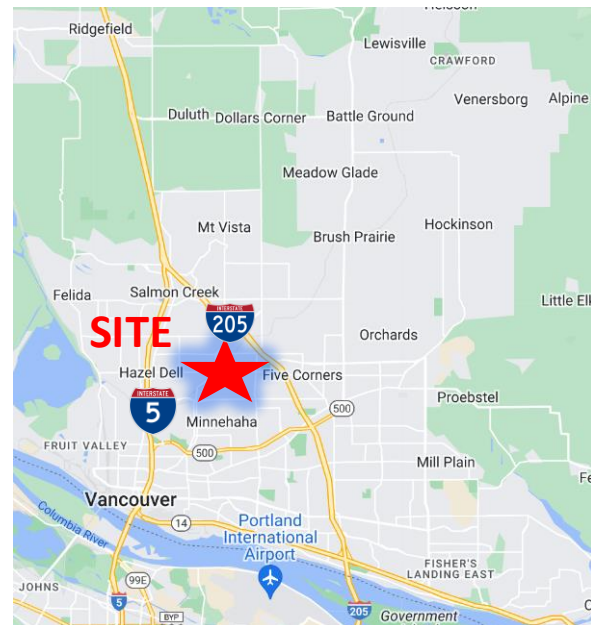


900 Washington St, Suite 850, Vancouver, WA  
360.597.0574 | [www.fg-cre.com](http://www.fg-cre.com)



## PROPERTY HIGHLIGHTS

- Land lease rate: \$0.25/SF/NNN/Monthly
- Tax lot: 986031-172
- Acres: 5.28 +/-
- Zoning: Railroad (H-I) [Zoning Codes](#) (allows heavy and light industrial uses)
- Rail Served with switch installed
- Property condition: graded and rocked with utilities to site
- Stoplight and left turn lane completed, providing direct access to the site by easement
- Great logistic location between I-5 and I-205 on Padden Express Way
- I-5: 1.96 miles - I-205: 1.63 miles



**FOR MORE INFORMATION:**

Eric Fuller, CCIM | 360.597.0564 | [efuller@fg-cre.com](mailto:efuller@fg-cre.com)  
KC Fuller | 360.597.0569 | [kfuller@fg-cre.com](mailto:kfuller@fg-cre.com)

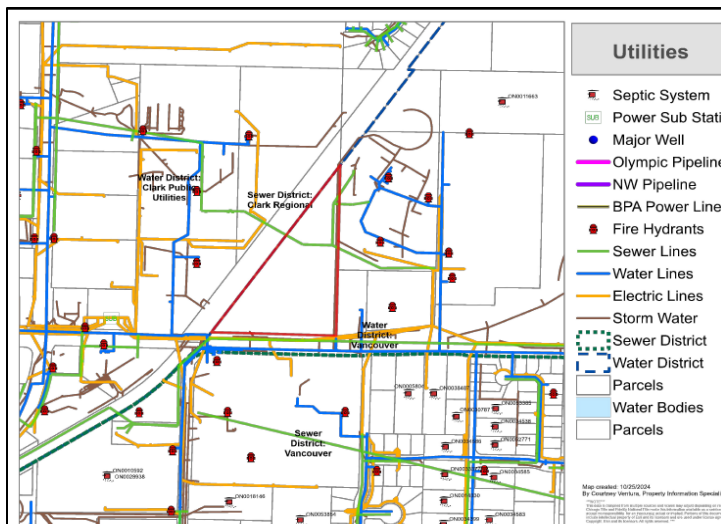
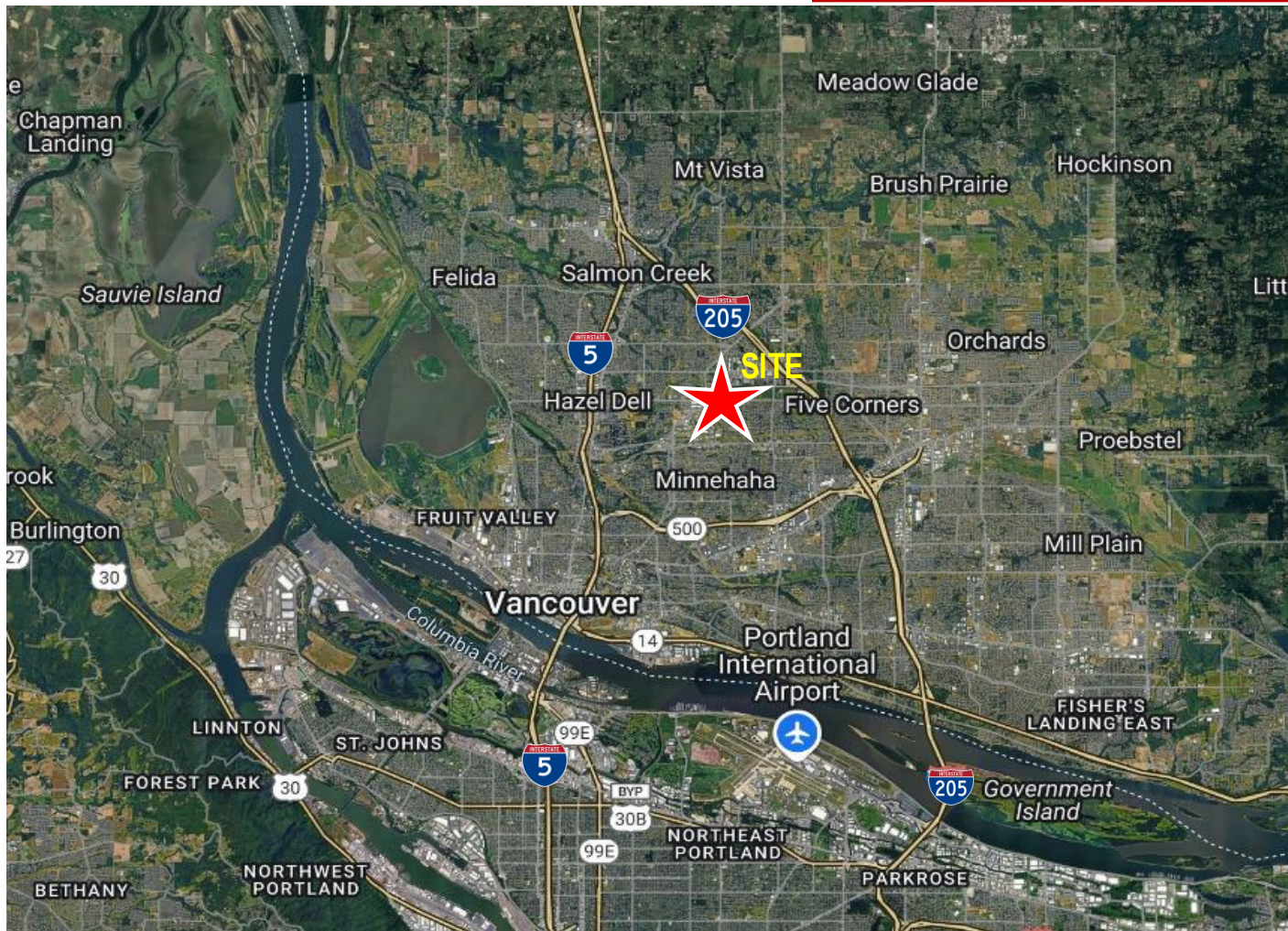
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2024 DEMOGRAPHICS			
	1 Mile	3 Mile	5 Mile
Est. Population	8,040	117,404	270,214
2029 Projected Population	8,646	126,441	291,367
Est. Total Businesses	381	5,170	14,093
Est. Total Employees	3,998	37,709	103,626

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.