

FOR LEASE



## Ridgefield Commerce Center

5504 S 11th Street, Ridgefield, WA 98642

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# Southwest Washington Industrial Building

5504 S 11TH STREET, RIDGEFIELD, WA

Leasing Opportunity | ±117,415 SF Industrial Space Available

Distribution/Logistics/Warehousing

Located in rapidly expanding Ridgefield, perfectly positioned between two of the Pacific Northwest’s largest markets—Portland and Seattle

## FOR LEASE

Call Brokers for Pricing

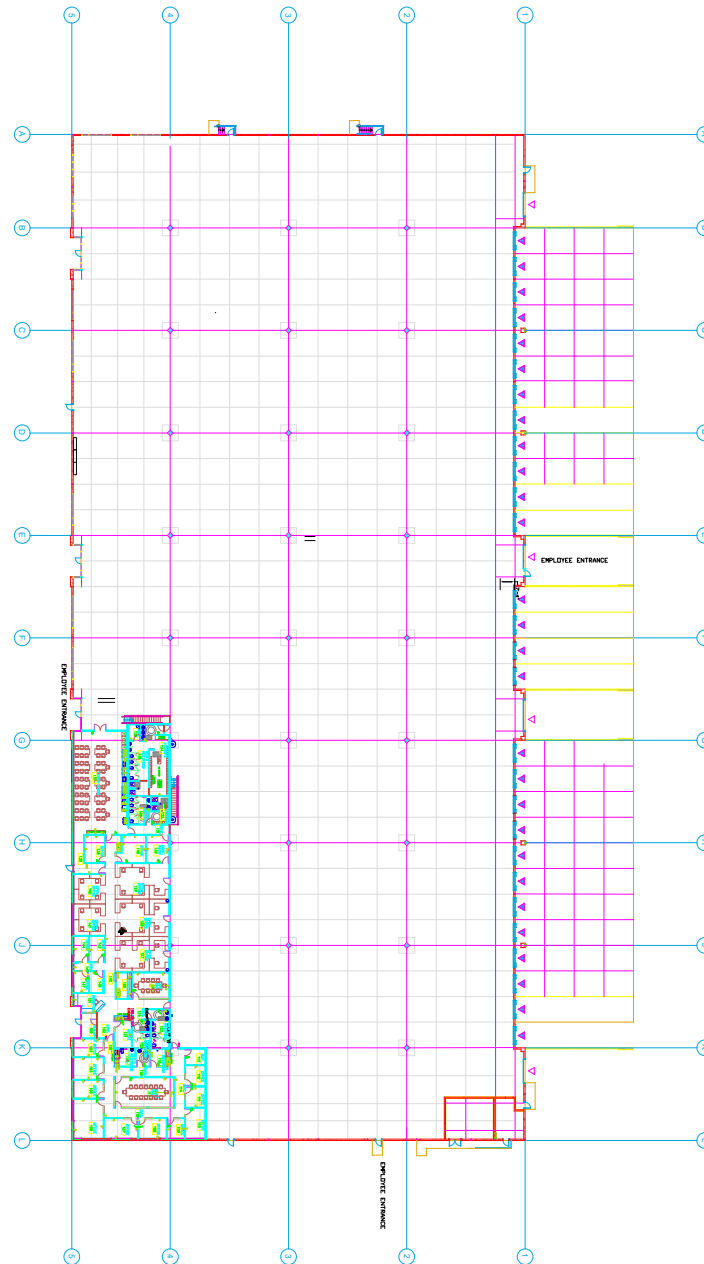
### Airport Way/East Columbia Corridor:

Serving as a primary gateway between Portland and Seattle, Ridgefield sits squarely in the path of accelerating regional demand. National and local tenants alike have been flocking to the area to escape the cost premiums of the larger metro markets while leveraging access to a skilled labor force and supportive municipal leadership. Ridgefield has been the fastest-growing city in Washington for the past three years—a testament to its strong economic momentum and appeal. With over 2.8 million workers and millions of consumers within a 30-minute radius, Ridgefield offers businesses unmatched access to talent, customers, and opportunity in one of Washington’s most connected cities.

## Property Details

Total Building SF	±117,415
Available Space	±117,415
Warehouse SF	±105,886
Office SF	±11,529 SF finished office space with state-of-the art amenities, private offices, conference rooms and more
Construction	Concrete tilt-up
Building Class	A
Ceiling Height	30'
HVAC	Forced air furnaces throughout warehouse
Dock Doors	28 (9' x 10')
Grade Doors	24 (12' x 14')
Power	3,000A, 480V, 3-phase
Fire Suppression	ESFR
Building Depth	230'
Column Spacing	52' x 55' column spacing with 60' speed aisle
Flooring	6" reinforced concrete slab
Parking	157 stalls
Sublease	Through 4/30/2031
Rate	\$0.80/SF blended + NNNs

# Building Plan



## Property Features

- Headquarters quality building + opportunity for visibility
- Excellent access to Interstate 5
- Manufacturing infrastructure
- Flexible Employment Zoning (EM) zoning allows for a wide variety of uses.

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**±117,415**  
square feet  
available

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# Building Photos





# Interior Photos



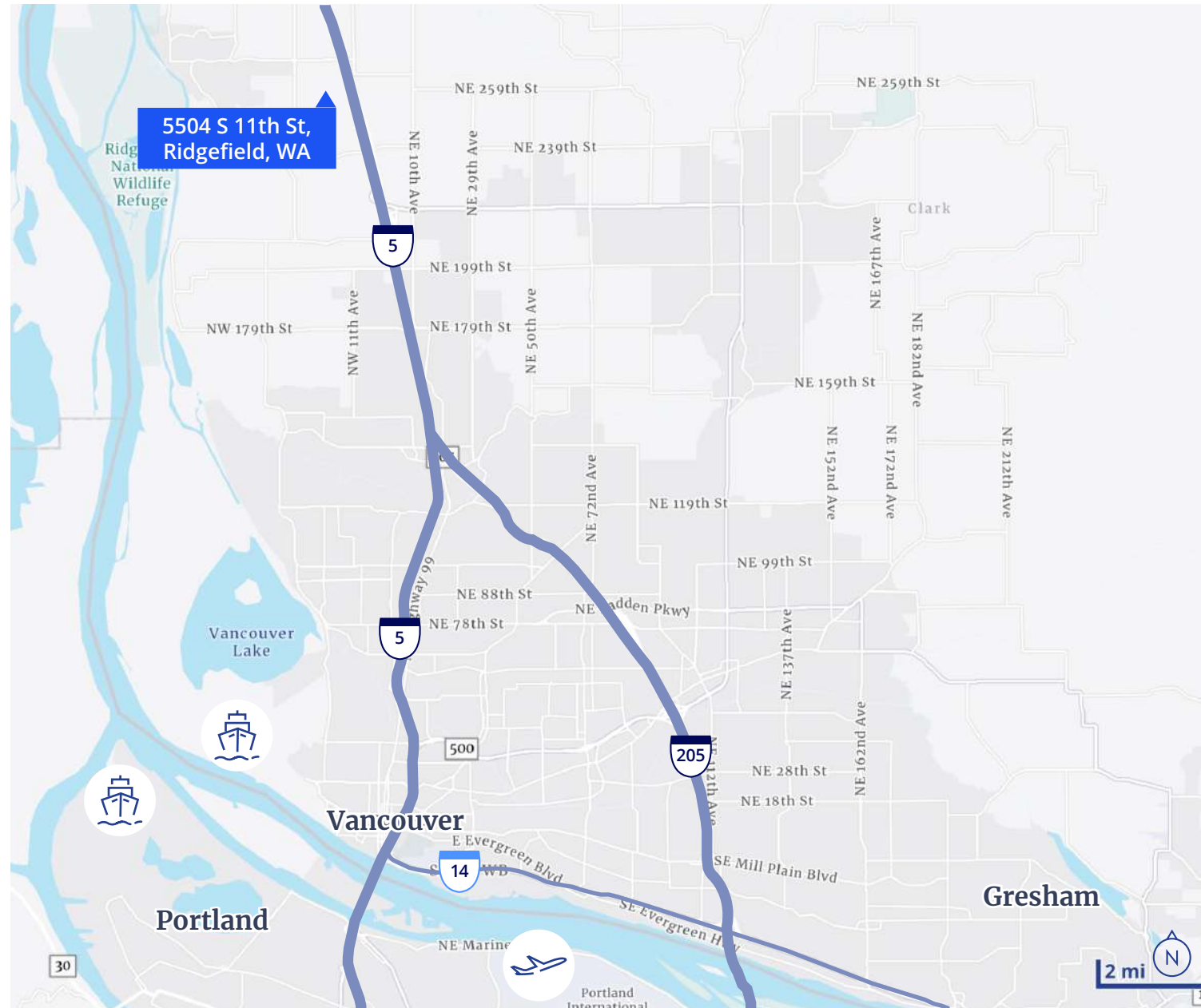


# Area Map



## Driving Distances

Interstate 84	1.5 miles
Interstate 205	8.4 miles
Port of Vancouver	14.2 miles
Downtown Vancouver	15 miles
Highway 14	17.8 miles
Port of Portland Terminal 6	21.0 miles
Portland Airport	23.1 miles
Tacoma	123 miles





# Corporate Neighbors





For more information, contact:

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