

FOR LEASE

2880 SF

INDUSTRIAL UNIT

\$4,000 mo/gross

GLENWOOD INDUSTRIAL PARK

2,880 SF - UNIT 6 - BLDG 1



- Unit 6 Available
- Gross Lease/ 5 Yr Min
- Restroom
- Public Utilities
- 18' Clear Height
- 12' x 14' Overhead Door - Grade Level
- Masonry & Steel Construction
- Insulation- WH R-40/ Roof R-40/ Walls R-25
- Sprinklers- Auto Class IV Commodities on Racks to 18'
- Paved
- Access- Hwy 503 & NE 126th St

**NOW
LEASING**

Kelly Shea

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**MAJ COMMERCIAL
REAL ESTATE**

300 W 15th St., Ste 201
Vancouver, WA 98660



STEEL FRAME - BLOCK BASE - STEEL SIDING - OVERHEAD DOORS

Flexible industrial / warehouse / flex space opportunities

Suitable for:

Light manufacturing

Contractor shops & yards

Storage & distribution

Automotive and service users

Ample parking and maneuvering areas (trucks, trailers, fleets)



HWY 503 & NE 126TH AVE | VANCOUVER, WA 98682



Prime Industrial Location | Vancouver, WA

Strategically located at the intersection of Hwy 503 & NE 126th Ave

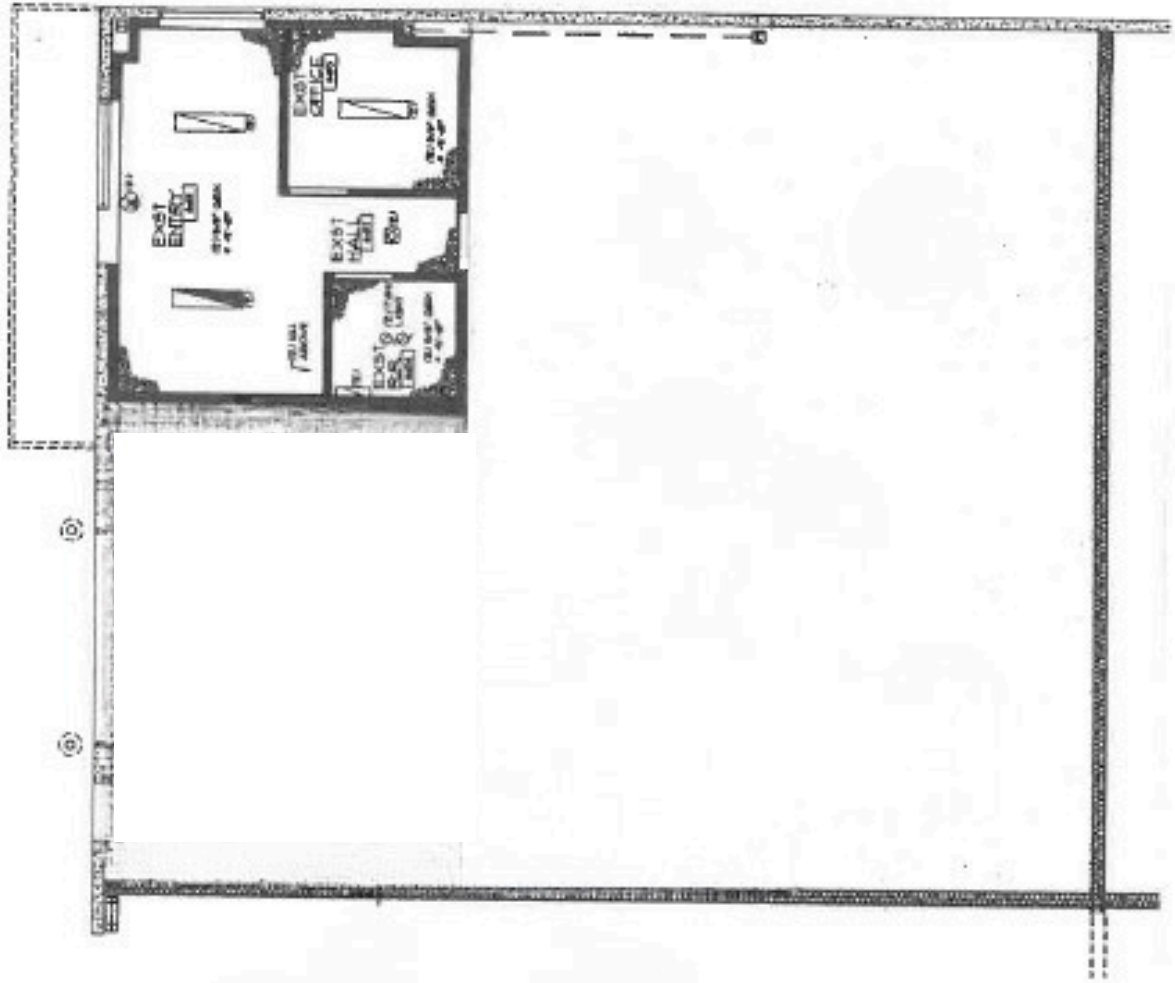
**Positioned within the established Glenwood Industrial Park in the
Orchards submarket**

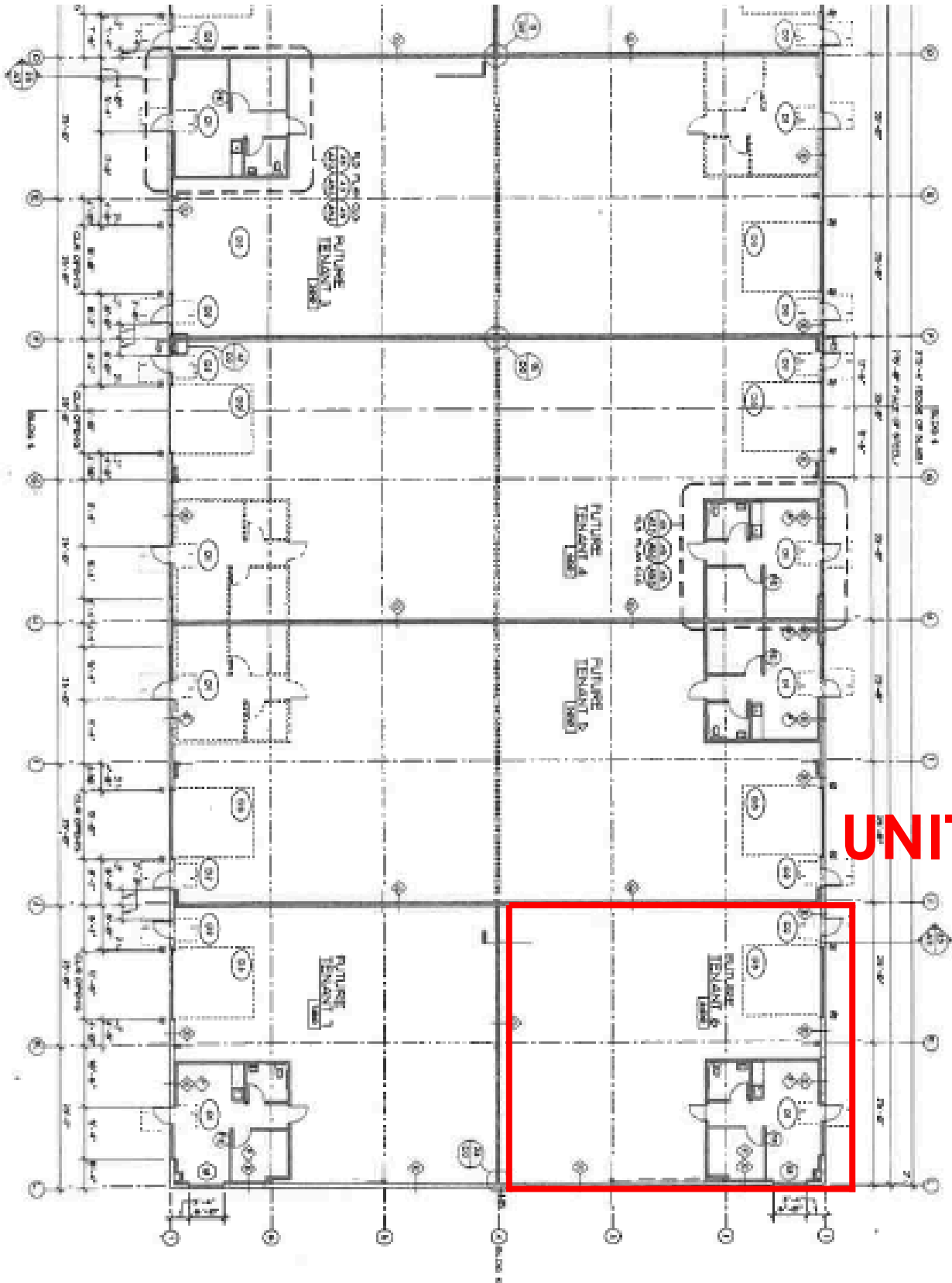
High-visibility corridor with strong daily traffic counts



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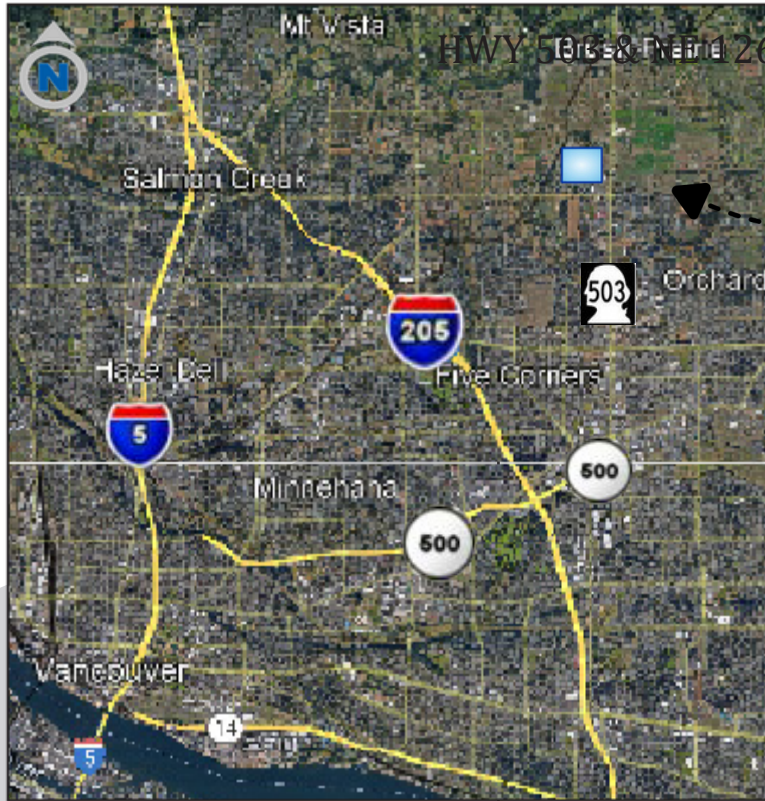




UNIT 6

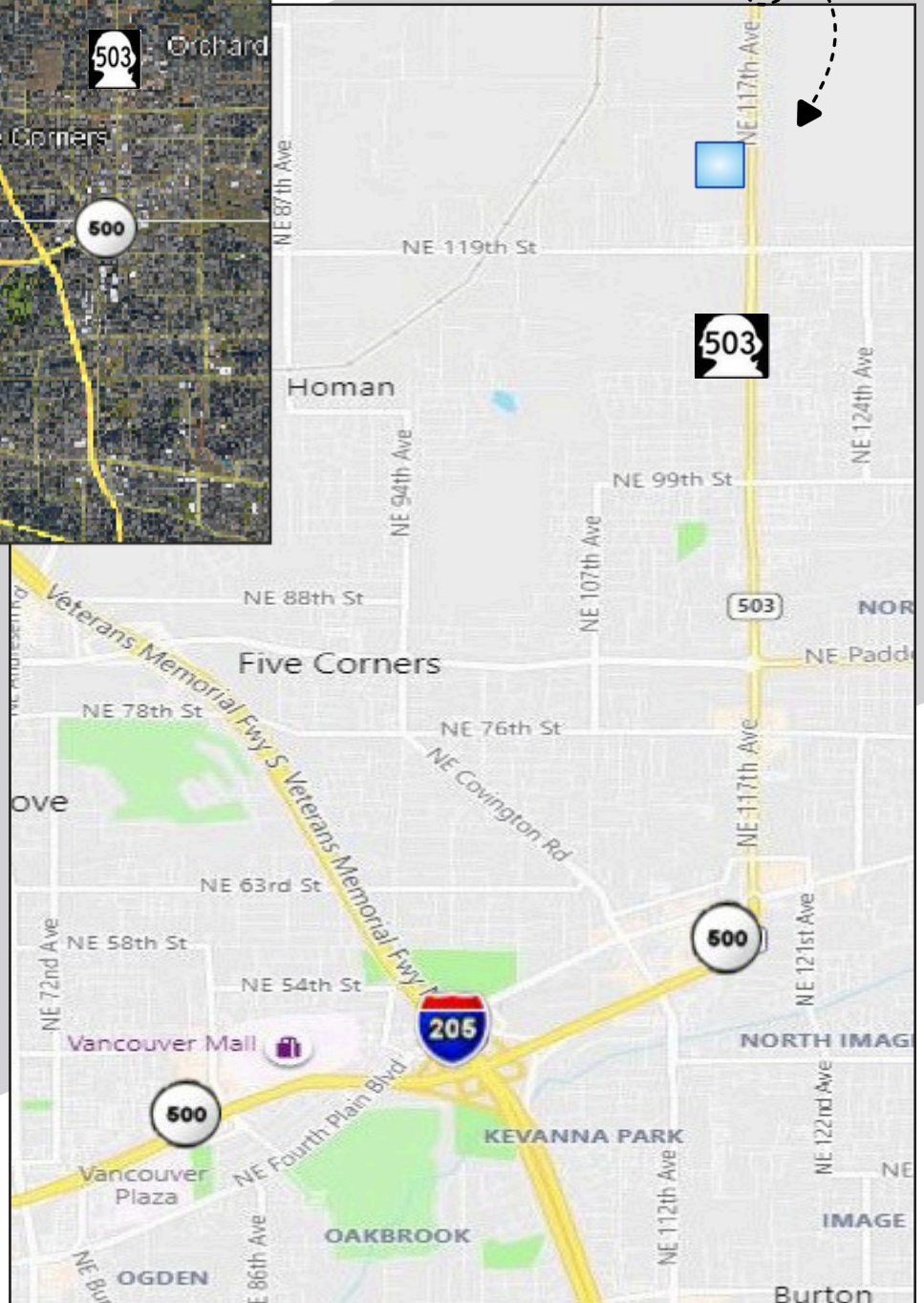


AREA HWYS - LOCATION



HWY 503 & NE 117th Ave | VANCOUVER, WA 98682

Glenwood
Industrial
Park



- 4 Miles to I-205
- 9 Miles to I-5
- 11 Miles to PDX



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