

# FOR LEASE

\$8,500 mo + NNN

# FOR SALE

\$1,650,000



**2705 NE 65<sup>th</sup> Ave Vancouver, WA**  
**9,000 SQ FT Warehouse &**  
**1,000 SQ FT Office**  
**2 Lots – 1 Acre Total**

## Kelly Shea

Commercial - Industrial  
360.921.3710  
KELLY@SHEACRE.COM



**MAJ COMMERCIAL**  
**REAL ESTATE**

300 W 15th Street, Ste 201 Vancouver, WA 98660

**2705 NE 65<sup>th</sup> Ave, Vancouver, WA 98661**



## **PRIME INDUSTRIAL / FLEX PROPERTY**

**Position your business in a highly visible and centrally located light industrial corridor just off NE Andresen Road. This property offers convenient access, functional yard space, and close proximity to established retail and service businesses.**

### **PROPERTY HIGHLIGHTS**

- **Desirable light industrial location**
- **Convenient access from NE 65th Ave**
- **Easy connectivity to NE Andresen Rd**
- **On-site parking**
- **Flexible warehouse / shop configuration**
- **Ideal for contractor, automotive, distribution, service-based, or specialty industrial users**
- **Surrounded by established businesses and commercial activity**

**2705 NE 65<sup>th</sup> Ave, Vancouver, WA 98661**



## **LOCATION ADVANTAGES**

- **Minutes from major arterial routes**
- **Strong daily traffic counts along NE Andresen Rd**
- **Close proximity to retail, restaurants, and services**
- **Centrally located within Vancouver's established commercial corridor**
- **Easy access to I-205 and SR-500**

## **SURROUNDING BUSINESSES**

**Located near Andresen Plaza and a mix of retail, service, and industrial users, creating steady activity and visibility in the area.**

SKETCH ADDENDUM

File No.: 161904000

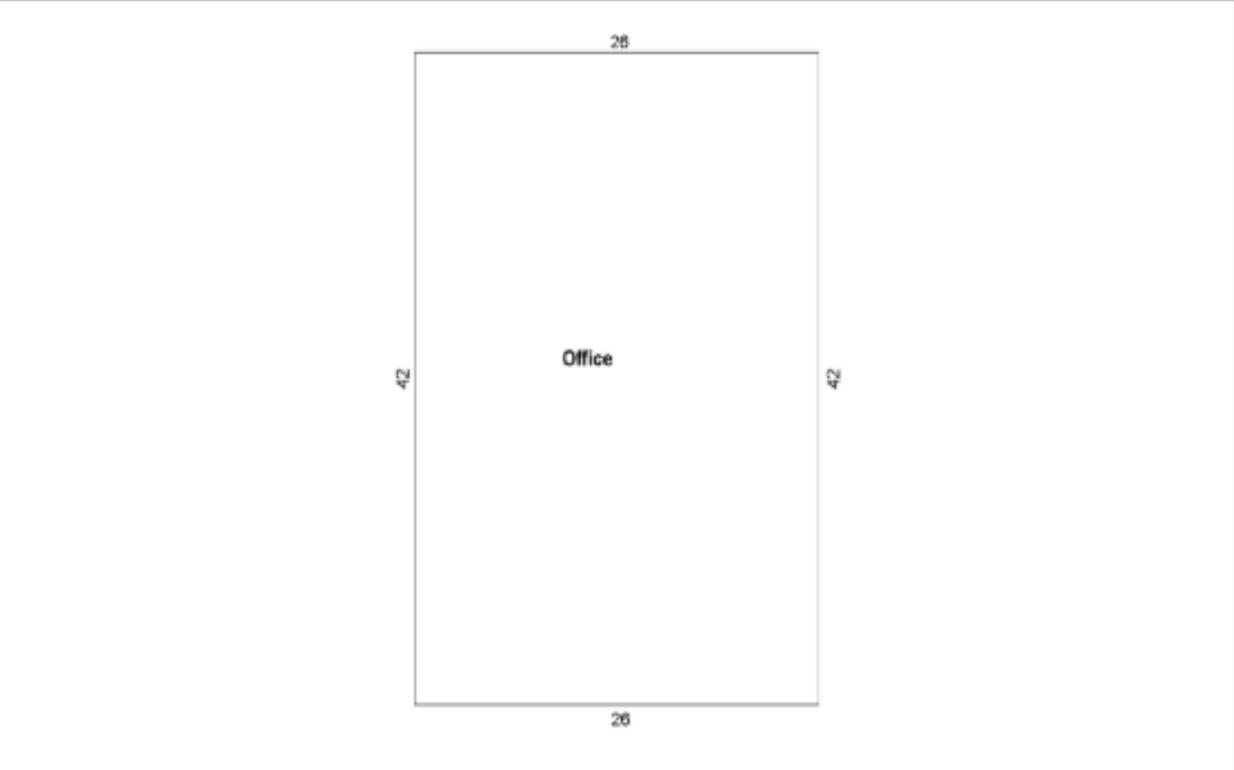
Parcel Number 161904-000 Builder \_\_\_\_\_

Property Address \_\_\_\_\_ Tract No. \_\_\_\_\_ Lot No. \_\_\_\_\_

City \_\_\_\_\_ County \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Drawn By JRU Date 11/9/06 Source \_\_\_\_\_

Model \_\_\_\_\_ Remarks \_\_\_\_\_

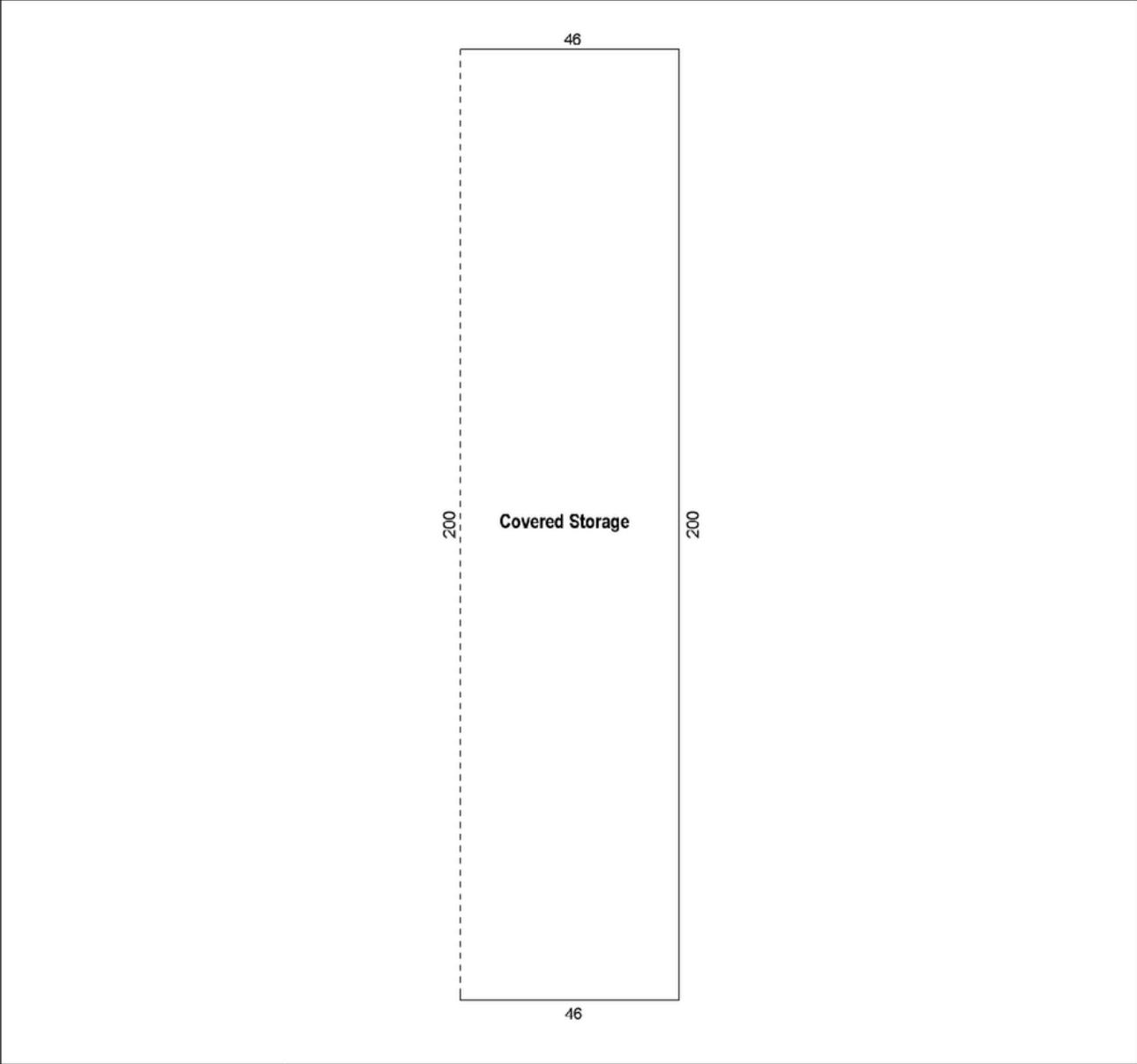


<b>Office</b>			
26	x	42	= 1092 SF
<b>Total OTHER</b>		<b>1092</b>	<b>SF</b>

## SKETCH ADDENDUM

File No.: 161881000

Parcel Number	161881-000	Builder	
Property Address		Tract No.	Lot No.
City		County	State
Drawn By	JRU	Date	11/9/06
Model		Source	
		Remarks	



<b>Covered Storage</b> 46 x200 = 9200 SF	
<b>Total OTHER</b> 9200    SF	