

# FOR LEASE



## Flex Warehouse for Lease in Vancouver, WA

**Size:** 2,100 SF Shell | 425 SF Office

**Base Rent:** \$1.25 /SF

**418 NE Repass Rd, Unit #B-6 Vancouver, WA 98665**

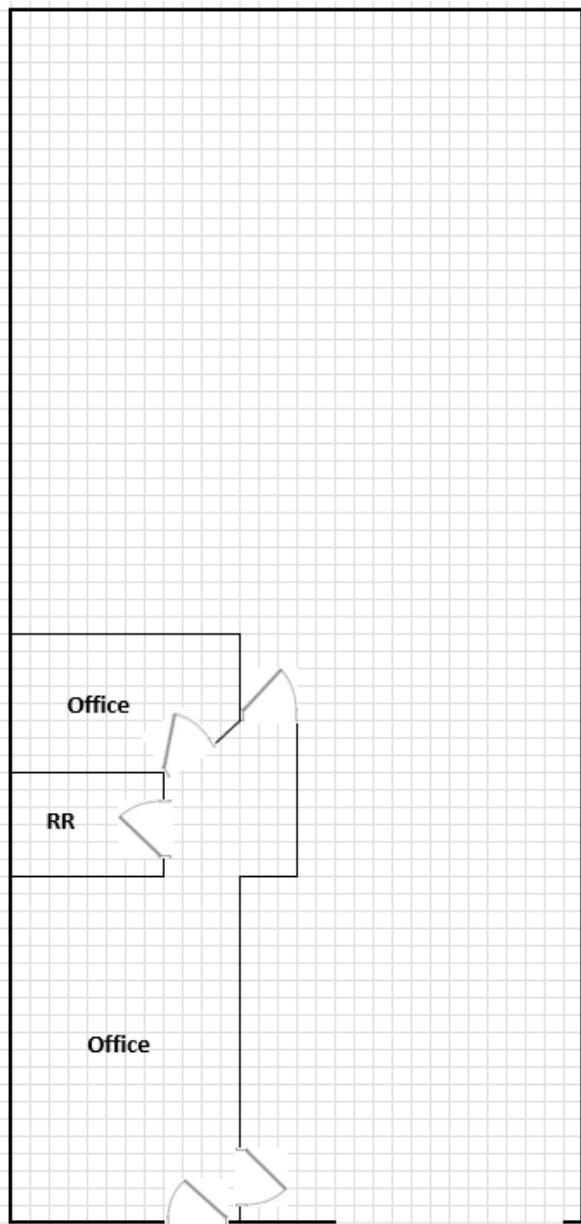
- Fenced parking
- Clean & Bright
- Quiet Industrial Park
- Easy access to I-5 at NE 78th Ave
- Quick connect to Padden Pkwy via NE 78th Ave

PROPERTY HIGHLIGHTS	
<b>Use Type</b>	Industrial
<b>Clear Height</b>	18'
<b>Grade Level Doors</b>	1 (12'x14')
<b>Power</b>	200a @ 220v, 1p
<b>Sprinkler</b>	Yes
<b>Availability</b>	December 1st, 2025



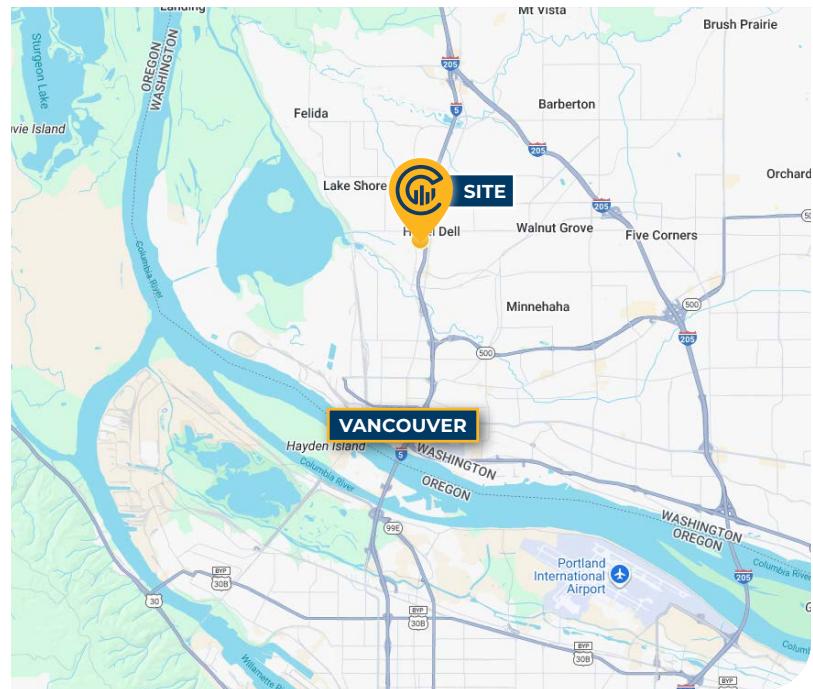
**Jim Wierson II**  
Vice President | 503-969-9596  
jim2@capacitycommercial.com

## Floor Plan



## PROPERTY HIGHLIGHTS

<b>Address</b>	418 NE Repass Rd, Unit #B-6 Vancouver, WA 98665
<b>Available Space</b>	2,100 SF Shell   425 SF Office
<b>Lease Rate</b>	\$1.25 /SF (\$2,625 /Month)
<b>Estimated NNN</b>	\$0.25 /SF
<b>Use Type</b>	Industrial
<b>Clear Height</b>	18'
<b>Grade Level Doors</b>	1 (12'x14')
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