

INDUSTRIAL SPACE FOR SUBLEASE

# Columbia Business Center

3500 SE COLUMBIA WAY / BUILDING 44 / VANCOUVER, WA 98661



Industrial & warehouse space in Vancouver's premier business park

## CONTACT

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# Property snapshot

Building 44 at Columbia Business Center is a rail-served 64,193 square foot warehouse and logistics facility with 3,643 square feet of office space. The site features 28-foot clear heights, multiple dock-high, rail and grade level doors, heavy 3-phase power and 10,712 square feet of fenced yard space. It also has space suitable for heavy-truck service and maintenance. The building is zoned Heavy Industrial and allows multiple loading options for virtually any type of industrial user.

The property is part of the **Columbia Business Center**, one of the largest and versatile industrial parks in the region. This 220-acre industrial park, featuring 27 buildings, is strategically located minutes away from both I-5 and I-205 in Vancouver and home to over 100 tenants. The park features multiple rail-served buildings, potential use of a barge-slip and easy access to many central Vancouver Amenities.

## AVAILABLE SF

- 64,193 SF - warehouse shell / 3,643 SF - office / approx. 11,000 SF - outside yard

## RATE

- Call for rate, NNN

## HIGHLIGHTS

- **Sublease though 12/31/2033**
- Prime location within the Columbia Business Center
- Immediate access to I-5 and SR-14 for efficient distribution
- Rail-served facility with 7 rail doors
- 26' clear height for optimized warehouse operations
- 13 dock-high doors for streamlined loading
- Heavy power capacity to support demanding industrial uses
- 8 grade doors
- 11,000 SF lay down yard

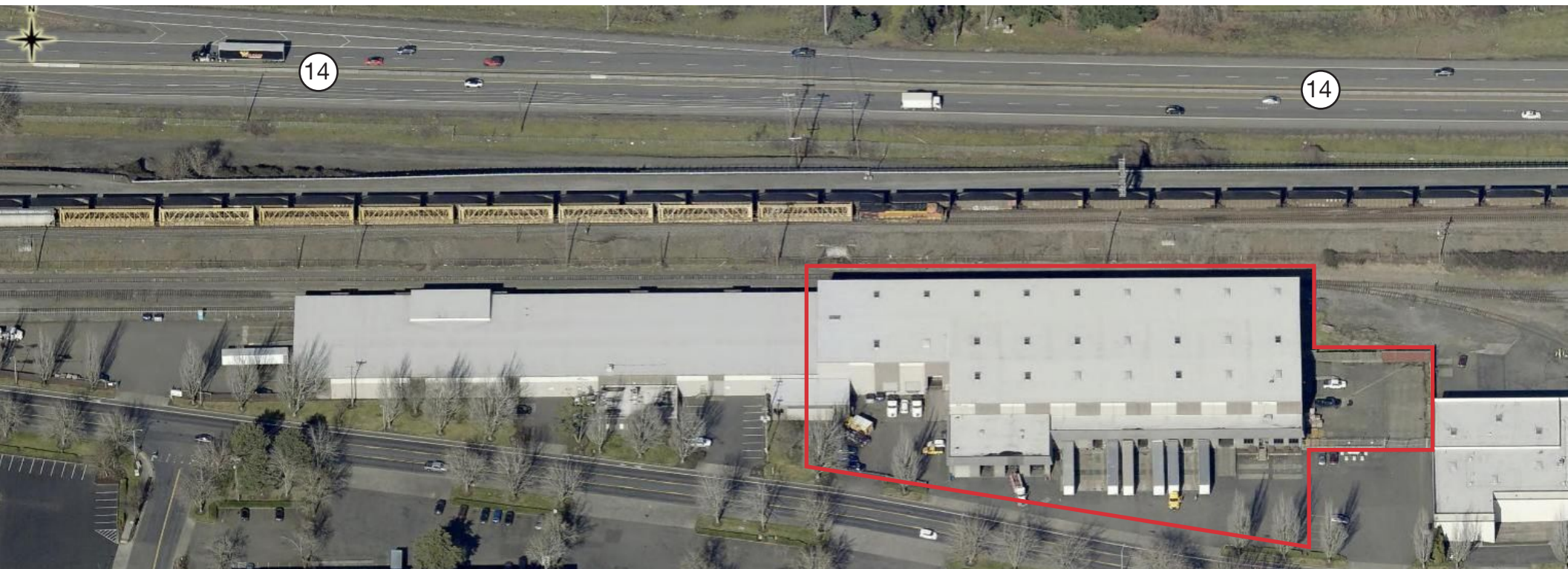


# Photos





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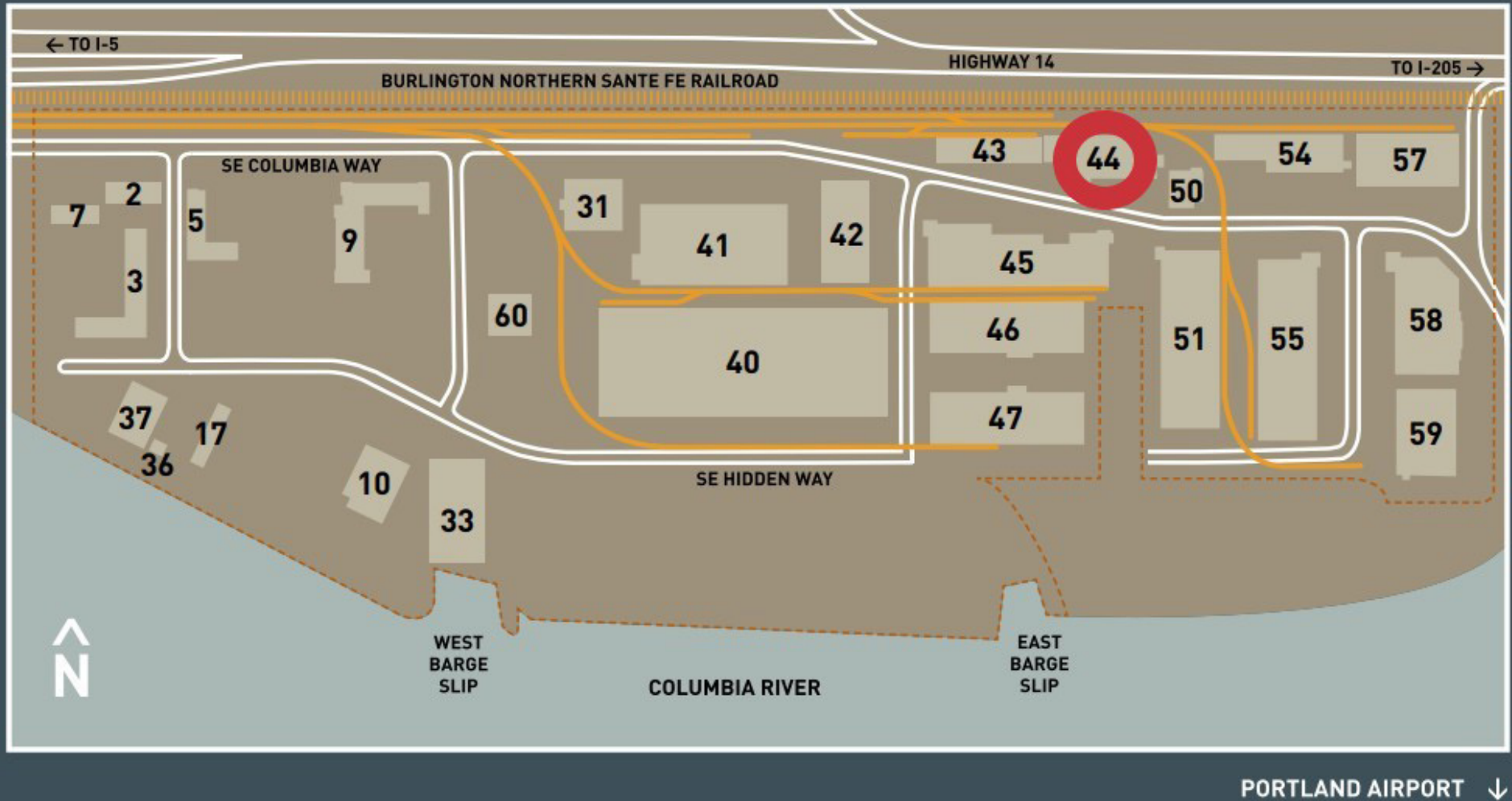
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# Site plan

← TO DOWNTOWN VANCOUVER AND PORTLAND



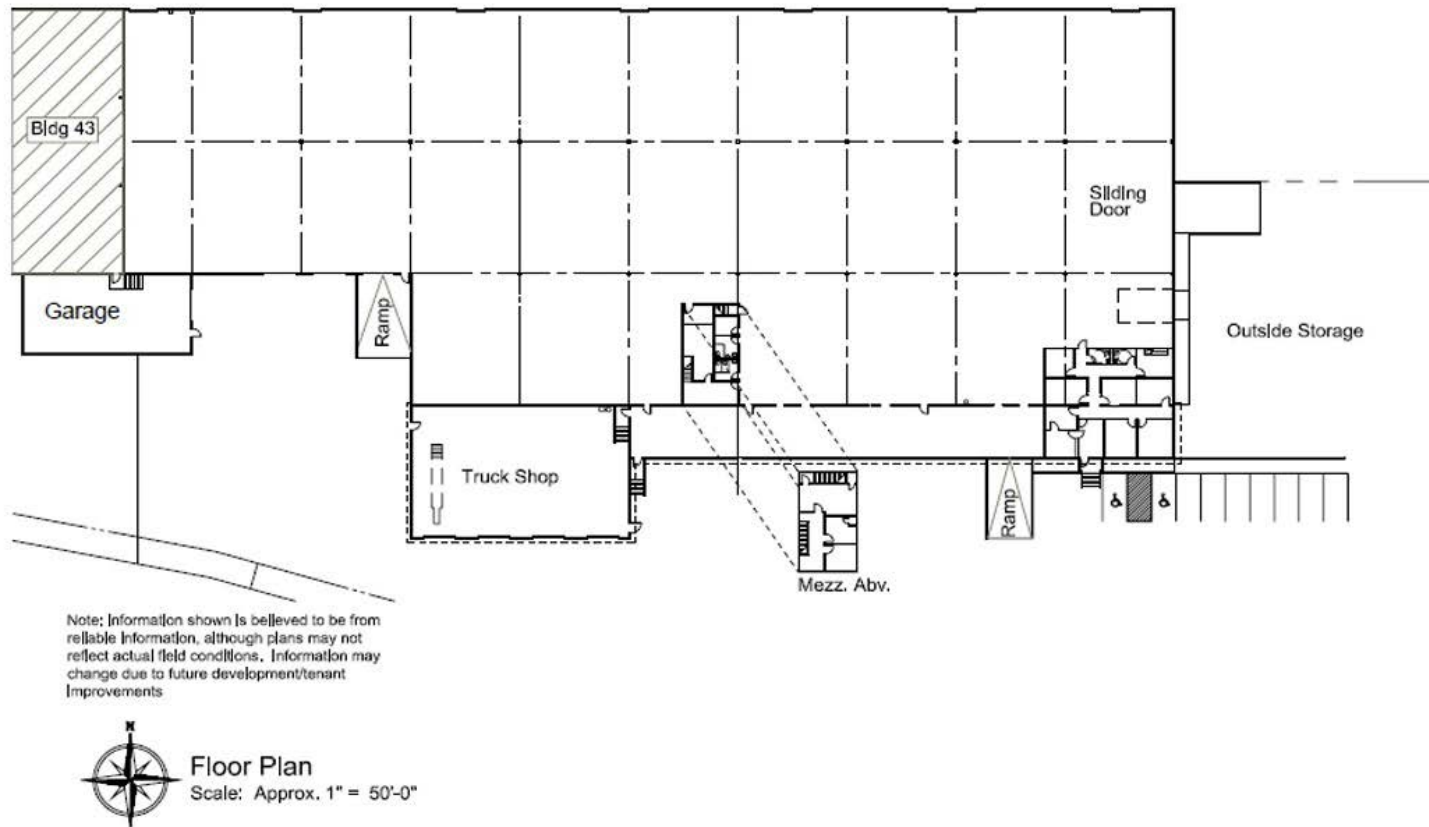
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# Floor plan



Columbia Business Center- Building 44  
Vancouver, Washington

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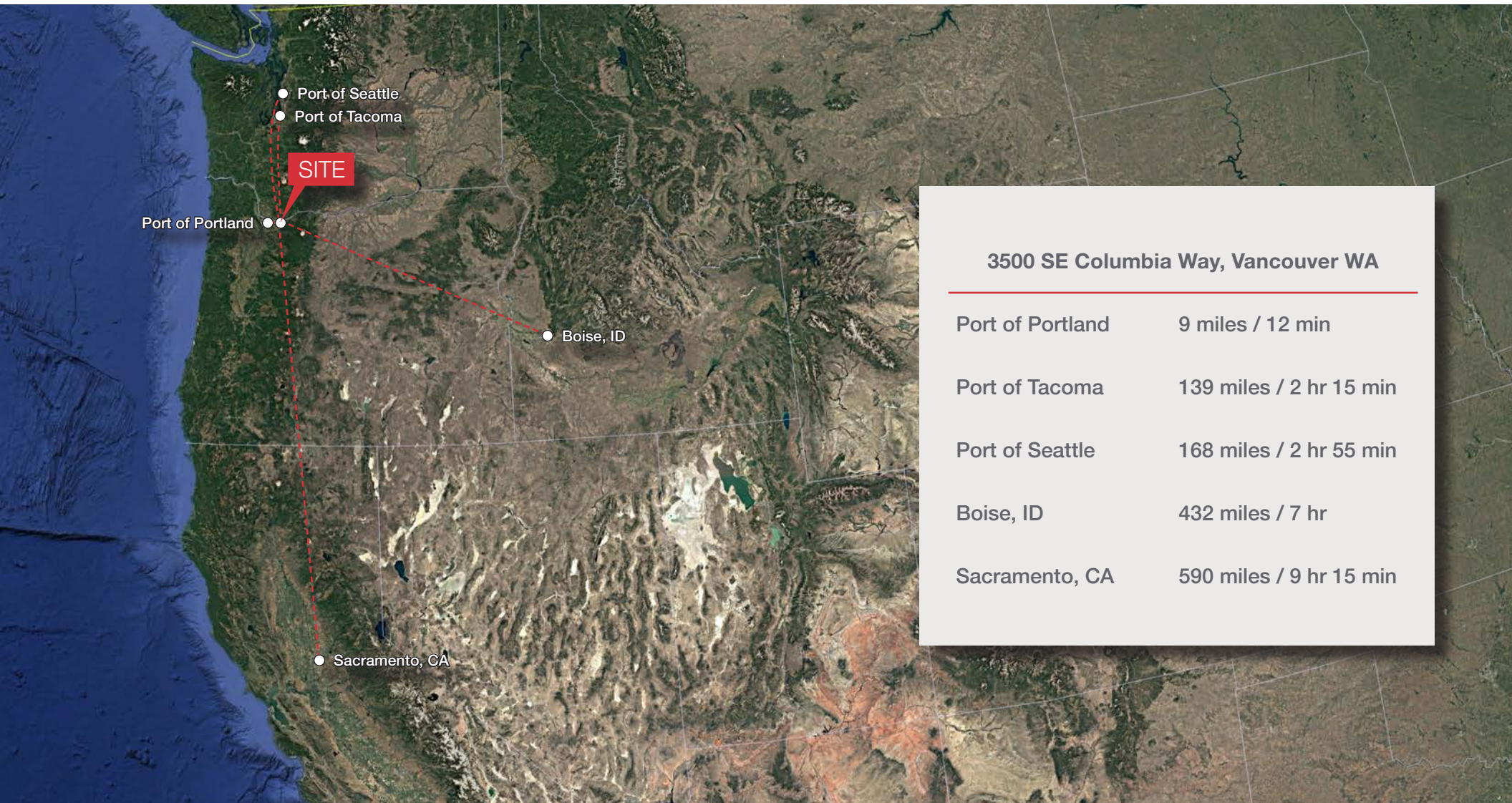
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# Drive Times



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