



COLUMBIA  
BUSINESS CENTER

BUILDING

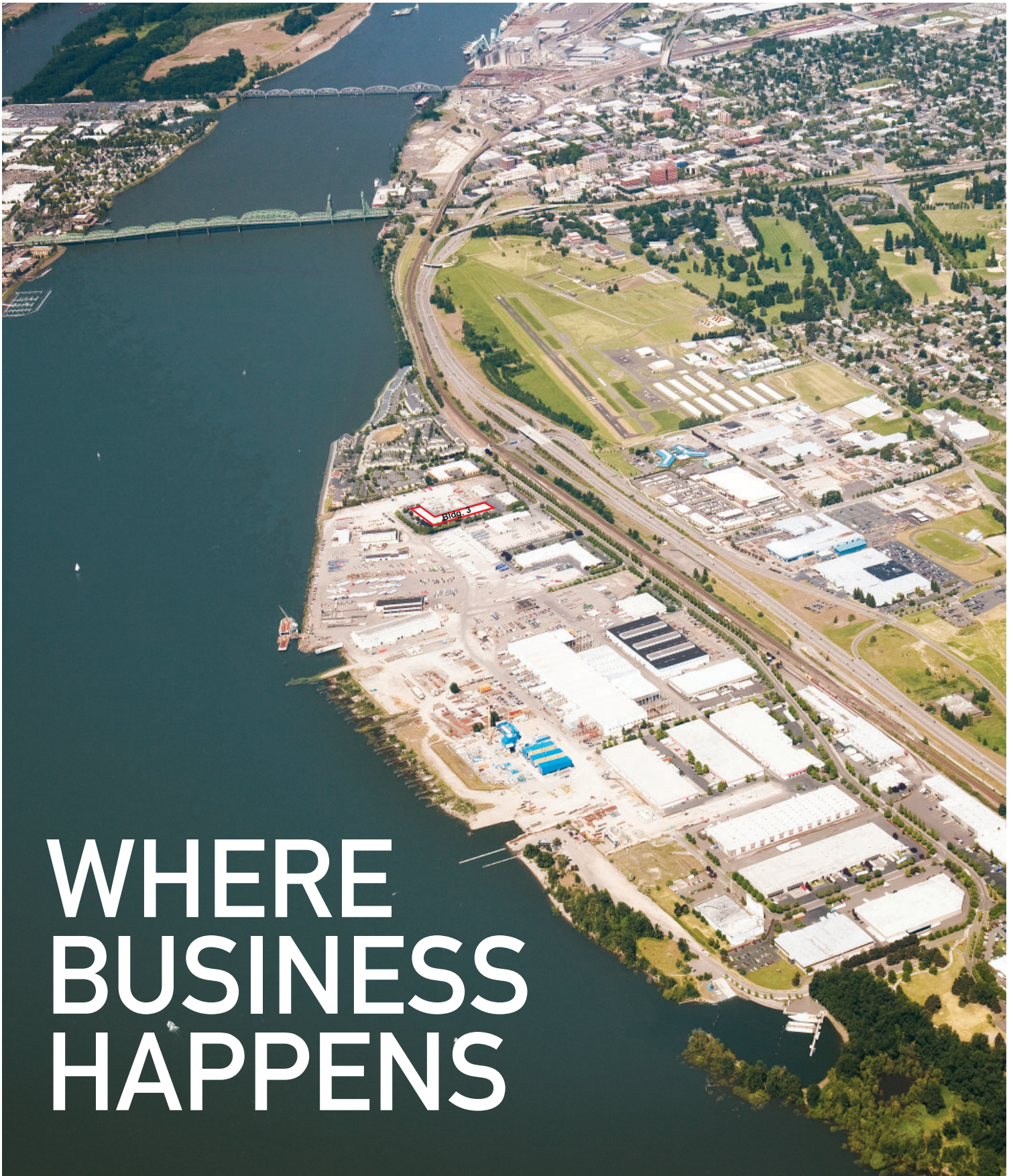
3

SUITE

230

SQUARE FEET

2,137



WHERE  
BUSINESS  
HAPPENS

**BUILDING 3**

Located conveniently just off of I-5, this modern building features great visibility, a charming park-like setting, and just over 2,000 SF of commercial office/warehouse space.

SPACE FEATURES	BUILDING FEATURES	PARK FEATURES
+ Small and efficient 2,137 SF of office and warehouse space.	+ Service Industrial/Light Manufacturing.	+ 2,400,000 SF across 27 buildings.
+ 1,686 SF of improved office space. 451 SF warehouse.	+ Concrete tilt up construction with 50,452 SF.	+ Multi-use buildings can fit various use needs.
+ Reception, 2 private offices, large open office area and 1 restroom.	+ 14' Clear Height.	+ Over 52 acres of outside storage.
+ Large windows in reception and front office that provide abundant natural light.	+ Parking for 152 cars – truck parking in front of docks.	+ Just off Highway 14 – easy access to I-5 and I-205.
+ Grade level door + access to shared exterior dock.	+ 17 Grade level doors + 10 with grade door dock access.	+ Zoned for Heavy Industrial and Light Industrial.
+ Wet system fire suppression.	+ 1 Shared exterior loading dock.	+ Twice daily rail service to various buildings.
+ Attractive modern building.	+ All offices have HVAC.	+ On-site management team.
+ Easy access off I-5 and I-205.	+ Wet and dry fire suppression.	+ Services for commercial trucking.
+ 120/208 Volt power.	+ 800 & 1,200 amps - 120/208 volts.	+ Truck scale/Truck Wash onsite.
+ <b>Available: March 1, 2026.</b>	+ Contemporary building with professional landscaping.	+ 2 Barge Slips (up to 100 ft wide).
+ Call for Rates.	+ Great visibility.	+ Local Ownership.
	+ 25' x 20'- 3" Column spacing.	+ Corporate business park amenities.
		+ Washington State tax benefits.

BUILDING

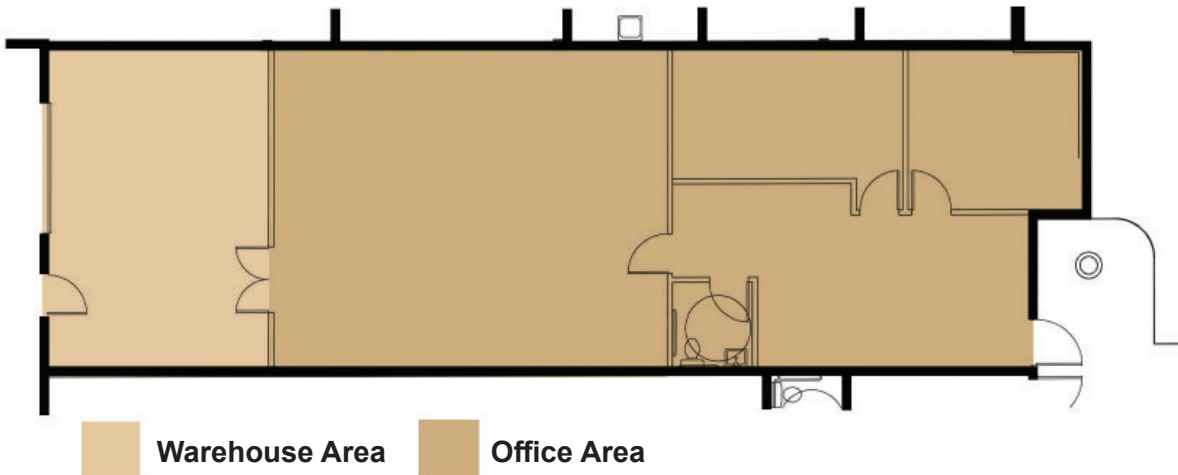
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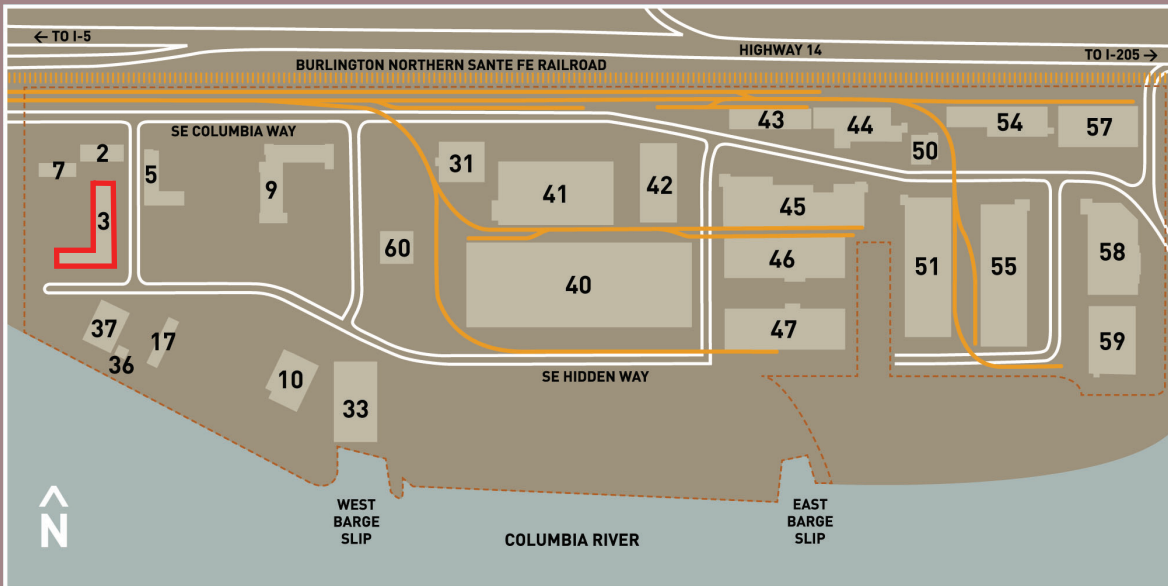
**PHOTOS / FLOOR PLAN:**

At just over 2,000 square feet, this appealing office is ready to take on your commercial needs. With a 451 SF warehouse, 2 private offices, and access to a shared exterior dock, it's a good bet that this is just what your maturing business is looking for.



Columbia Business Center has evolved into one of the largest most unique industrial parks in the Pacific Northwest with over 220 acres of waterfront property housing 2 million square feet of outside storage, rail services, barge/water access and 27 buildings that are home to more than 100 tenants. The versatility of this park is unmatched as many buildings are rail-served and larger projects can be loaded out on the Columbia River by way of the active barge slip. Strategically located off Highway 14 and minutes away from both I-5 and I-205, with shopping, restaurants, walking trails and many other amenities at Columbia Business Center's doorstep, this remains the place "Where Business Happens". Columbia Business Center's dynamic history contributes to its vibrant tenant base and high occupancy rate. We invite you to contact us so you become a part of our future!



< TO DOWNTOWN VANCOUVER AND PORTLAND



PORTLAND AIRPORT v

A PROJECT BY

**KILLIAN PACIFIC**

RAIL SERVICE   
BUILDINGS 

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