

SPACE AVAILABLE FOR LEASE

6300 NE St James Rd #102 Vancouver, WA



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5,400 SF | \$7,200 + NNN / Month

M2J Business Park- a well-established, high-performing commercial center offering flexible warehouse and flex space solutions for a broad range of businesses focused on growth and long-term success.

Versatile 5,400 SF flex commercial unit featuring a functional mix of retail, open space, and storage. The space includes a front retail/showroom area, rear storage rooms, a large clear-span open bay with roll-up door, an upstairs office or storage area, and two restrooms. The flexible layout is ideal for a wide range of uses including fitness or training facilities, recreation or specialty users, showroom with warehouse, light industrial, service-based, or creative businesses. The roll-up door and open bay support equipment access and adaptable build-out options.

- HIGHLY ADAPTABLE LAYOUT
- ROLL-UP DOOR FOR EQUIPMENT OR DELIVERIES
- FRONT RETAIL/SHOWROOM PRESENCE
- TWO RESTROOMS
- CLEAR-SPAN OPEN AREA
- UPSTAIRS OFFICE OR STORAGE
- IDEAL FOR MIXED-USE OPERATIONS

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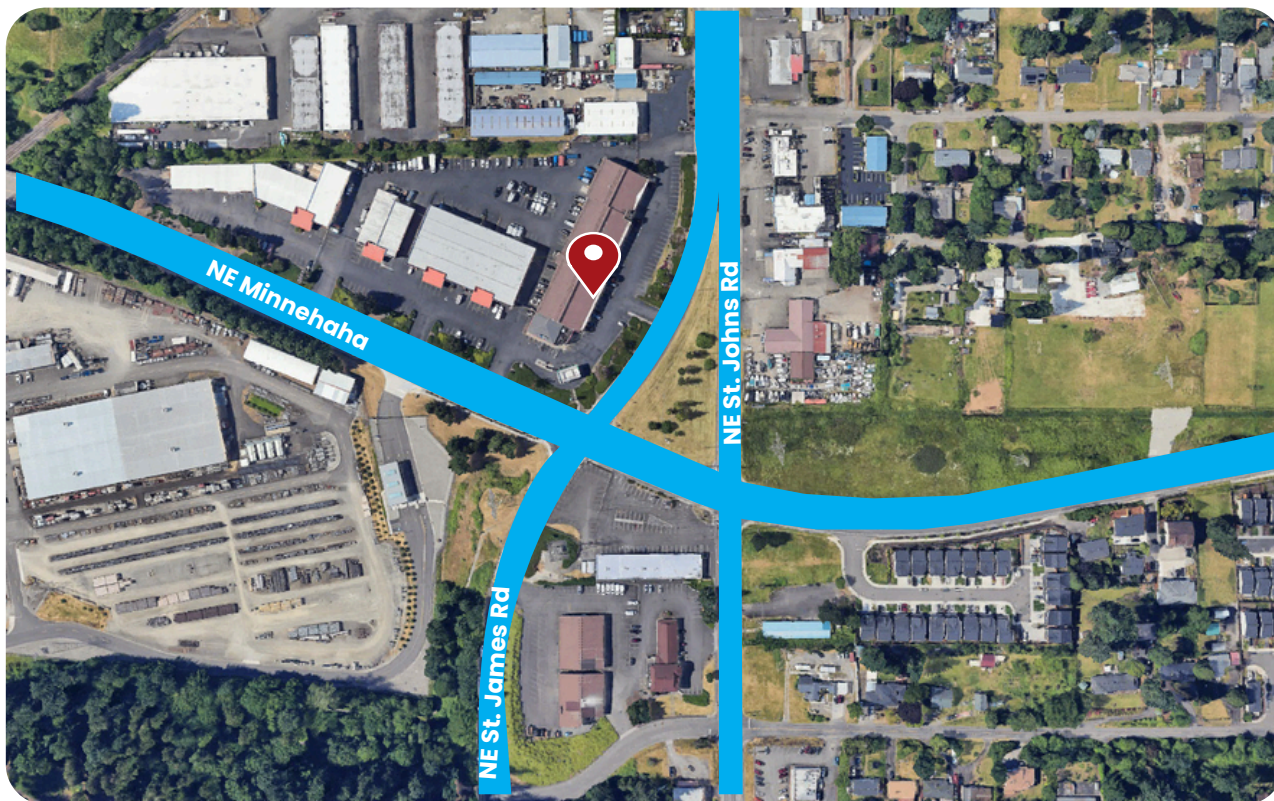
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While the information provided is not guaranteed, it has been obtained from sources we deem reliable.

LOCATION



KEY LOCATION ADVANTAGES

Freeway Access: Enjoy seamless connectivity with rapid access to both Interstate 5 (I-5) and Interstate 205 (I-205), facilitating efficient movement of goods and personnel throughout the Portland-Vancouver metropolitan area and beyond.

High Visibility and Traffic Flow: Situated at the intersection of St. James and Minnehaha, the location benefits from strong local traffic patterns, ensuring visibility and easy navigation for clients and employees.

Proximity to SR 500: The location offers excellent access to State Route 500 (SR 500), a key east-west expressway that links I-5 and I-205 and provides an alternative major route across Vancouver.



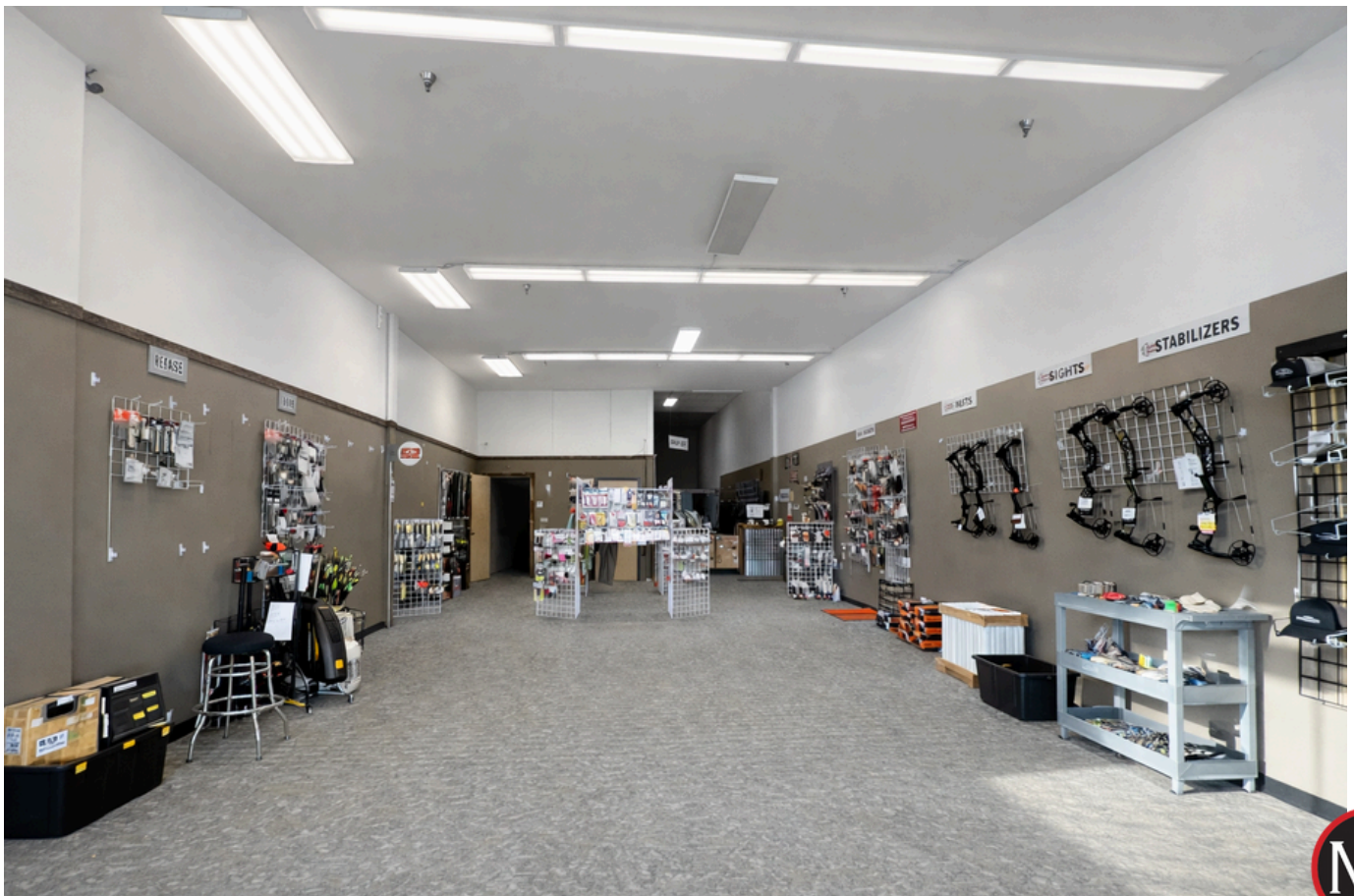
PROPERTY PHOTOS



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