

# FOR SALE

**\$4,000,000**

**14.24 AC  
LIGHT  
INDUSTRIAL**

8315 NE 119<sup>TH</sup> ST. VANCOUVER, WA 98662

- HOUSE 1,160 SF
- 50' X 100' METAL BLDG
- 24' X 50' METAL BLDG
- 32' X 80' METAL BLDG

626' x 626'  
8.75 AC

159' x 159'  
.49 AC

5.0 AC

## A SUPERIOR PROPERTY

- INDUSTRIAL ZONING
- LARGE ACREAGE PARCEL
- LOCATION
- ACCESS
- CLEAN & READY FOR THE RIGHT USER

Note: Property Lines & Footage Shown are Approximate

>>> SHEACRE.COM

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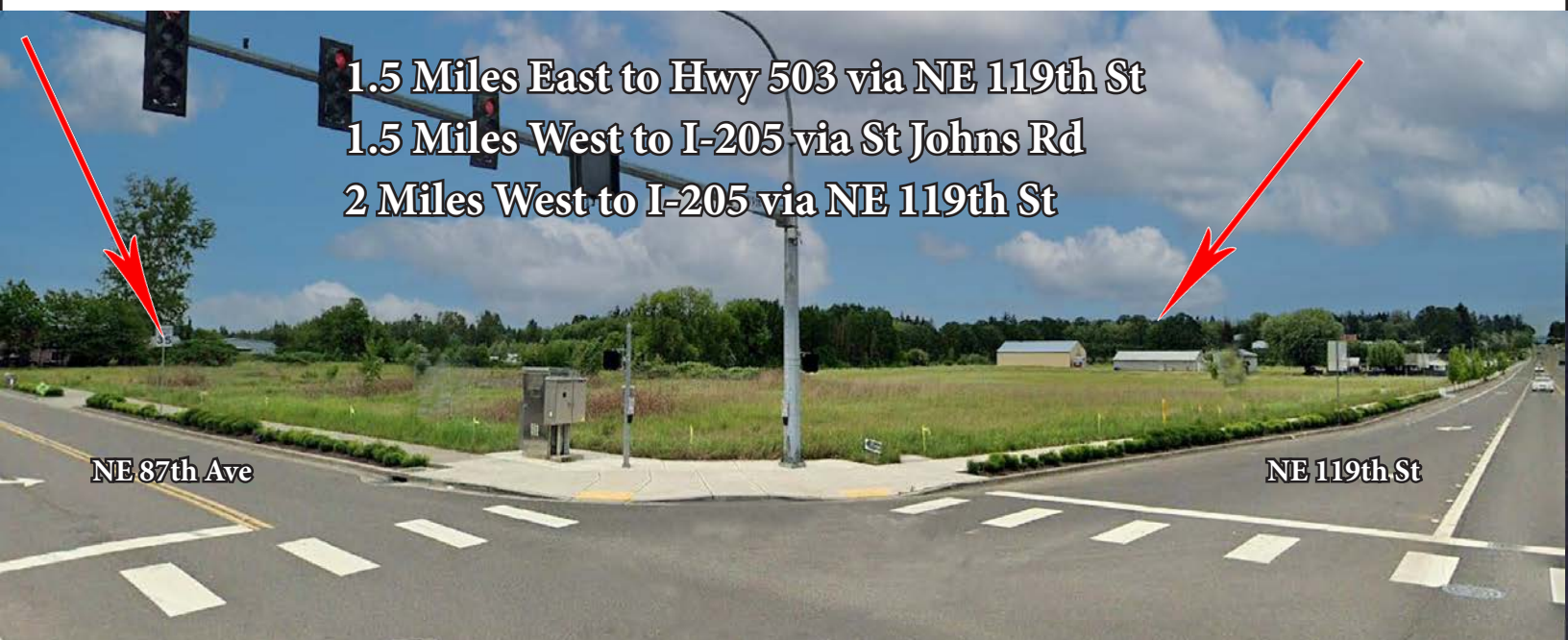
**MAJ COMMERCIAL  
REAL ESTATE**

300 W 15TH ST, STE 201  
VANCOUVER, WA 98660

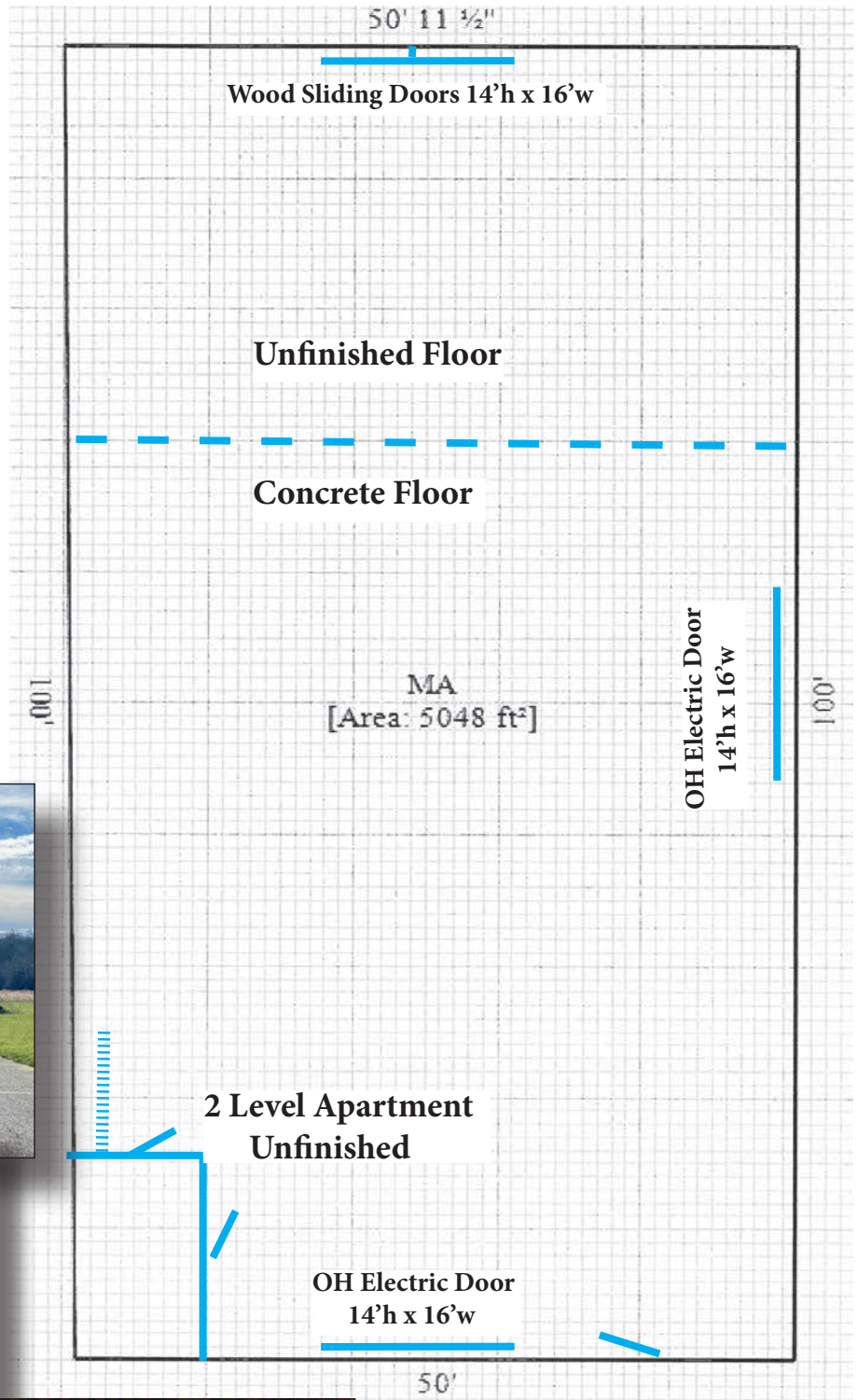
300 W 15th St., Ste 201 | Vancouver, WA 98660

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- 14.24 AC, Level
- Buildings are Clean, Land is Cleared and Clean, Ready to Move In
- Zoned Light Industrial
- Public Water, also Functional Well, on Septic, Sewer Stub to Property Line
- 2 In/ Egress Locations, Complete Asphalt Drive 20' Wide to each Building  
.....
- House, 1 Level, 1,160 SF 3/1, Laundry Hook-up in House  
.....
- 5,000 SF 50' x 100', Metal Bldg, Wood Framed, 220V
- Clear Span, Clear Height 20'
- 3 OH Doors 14'T x 16'W, 1 Access Door, Could be Drive-Thru, 64' of Bldg is Concrete Floor, 36' Unfinished Floor  
Unfinished 22' x 12' - 2 Level Apartment/ Office, Restroom  
.....
- 2,560 SF 32' x 80' Clear Span, 14' Clear Ht, Metal Bldg, Wood Framed, 220V
- 1 OH Door 8'T x 12'W, 1 Sldg Door 12' x 12' Back of Bldg, 60' Concrete Floor, 20' Unfinished Floor, Restroom 8' x 10', Sink, Toilet, Shower  
.....
- 1,200 SF 24' x 50' Clear Span, 12' Clear Ht, Metal Building, Wood Frame
- 2 OH Doors 1- 12'T x 16'W, 1- 4'W x 8'T, Unfinished Floor

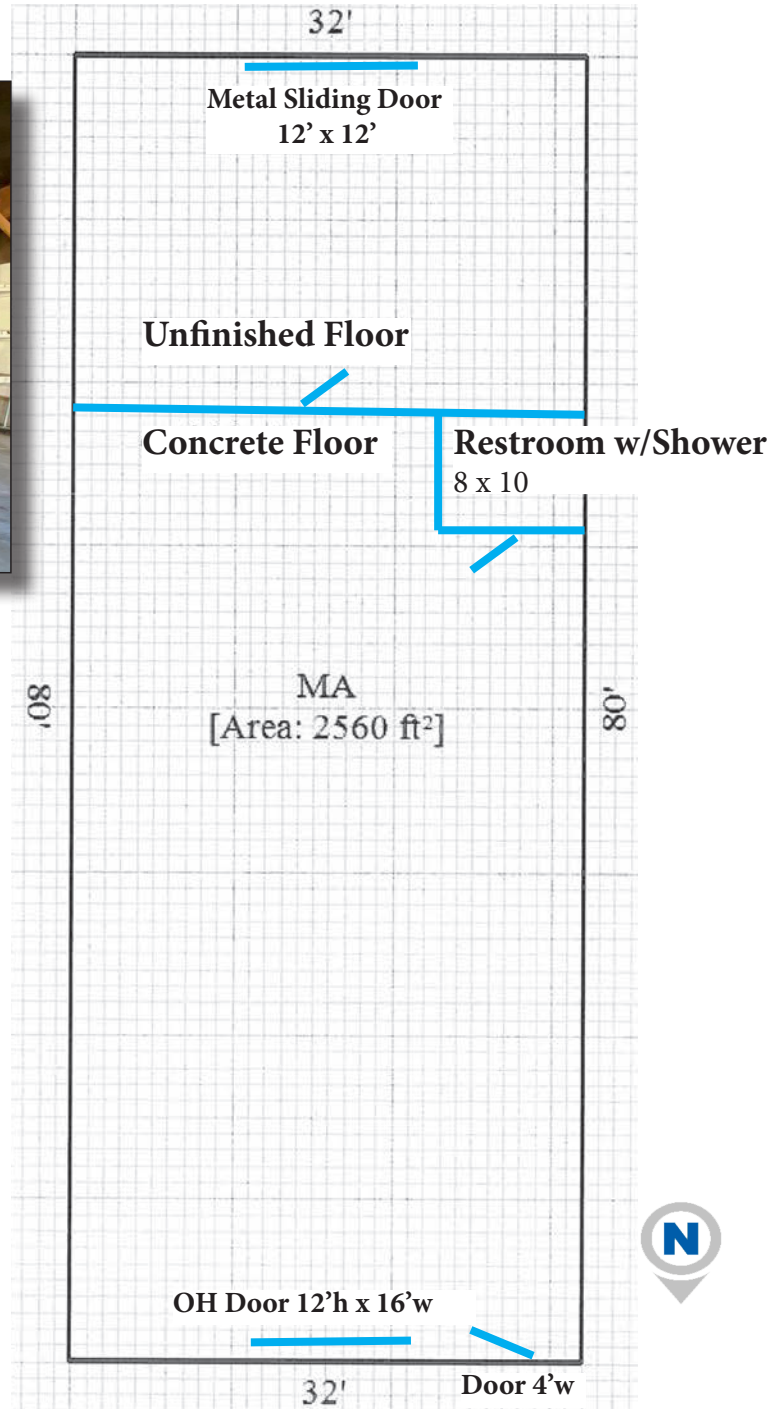


- 50' x 100' Bldg
- Metal w/ Wood Frame
- 20' Clear Height
- Clear Span
- 2- OH Doors 14'h x 16'w  
Electric
- 1- Double Sliding Door  
14'h x 16'w at Back of Bldg
- 1- Entrance Door
- 64' Concrete Floor
- 36' Unfinished (could be)
- 220V Power
- Unfinished Apartment-  
2 Levels, 22' x 12' w/ Stairs
- Asphalt Drive 20'W  
Direct to 119th St  
- the Other Bldgs/ House  
- Additional Access to 119th St



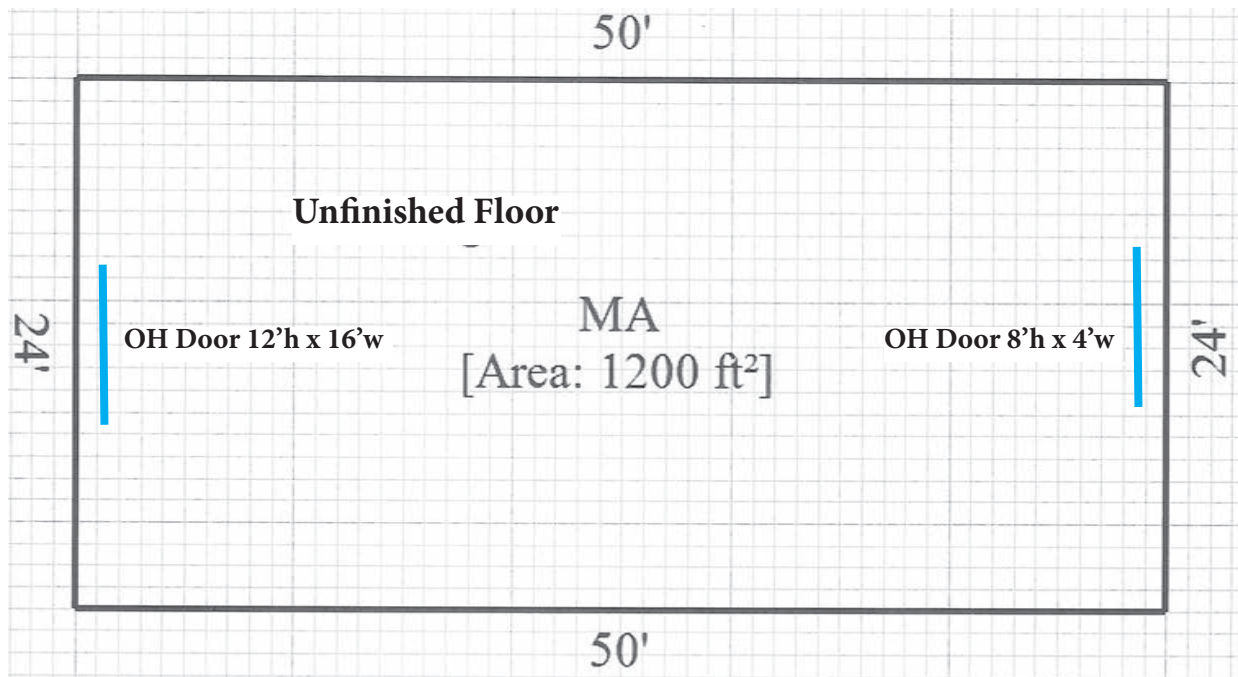
Asphalt Drive  
Direct to 119th St  
20' Width





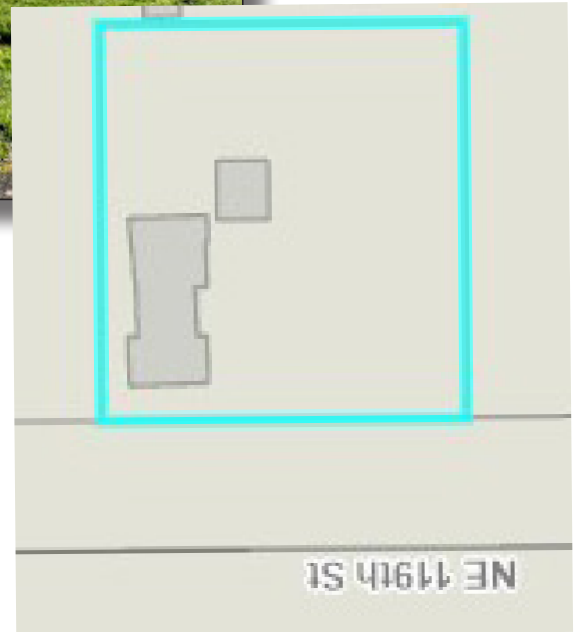
- 32' x 80' Bldg
- Metal w/ Wood Frame
- 14' Clear Height
- Clear Span
- 1- OH Door 8'h x 12'w  
1- Sliding Door 12' x 12' at Back of Bldg
- 1- Entrance Door 4' wide
- Restroom- Sink, Toilet, Shower
- 60' Concrete Floor
- 20' Unfinished
- 220V Power
- Asphalt Drive from Bldg to

Asphalt Drive 20'w  
to Other Bldgs, House and  
Additional Access to 119th St



- 24' x 50' Bldg
- Metal w/ Wood Frame
- 12' Clear Height
- Clear Span
- 1- OH Door 12'h x 16'w
- 1- OH Door 8'h x 4'w at Back of Bldg
- Unfinished Floor
- Asphalt Drive from Bldg 20'w, Direct to 119th St, the Other Bldgs

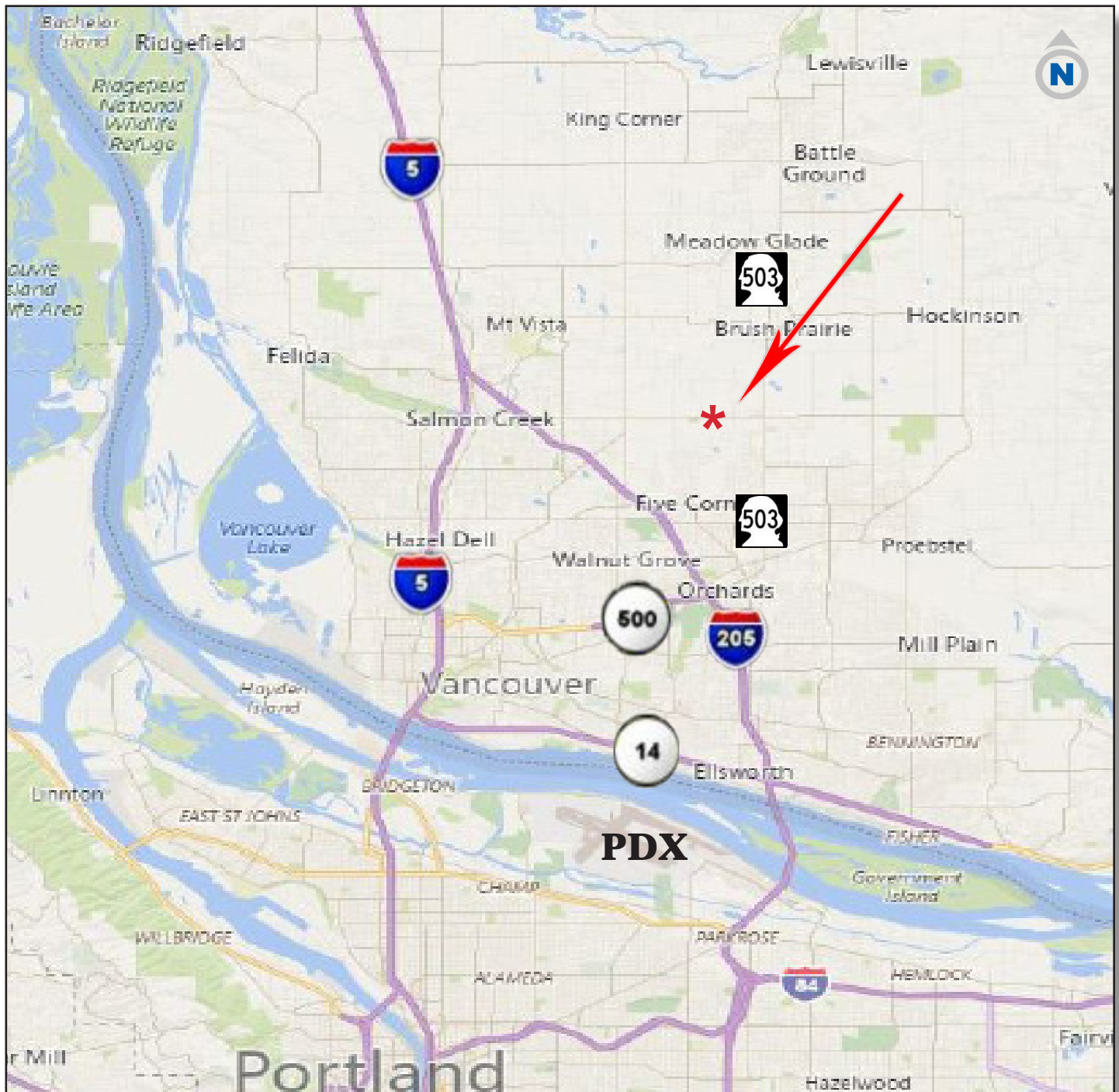




## Home/ Office

- 1,160 SF - 1 Level - 3/1.5
- On .49 AC Separate Tax Lot
- Laundry Hook-Up in House
- 396 SF Detached Garage
- Public Water, Septic
- Compostion Roof
- Covered Patio
- Asphalt Drive 20'w Direct to 119th St and the Other Bldgs

## Location -Regional Hwys



- 1.5 Miles East to Hwy 503 via NE 119th St
- 1.5 Miles West to I-205 via St Johns Rd
- 2 Miles West to I-205 via NE 119th St
- Traffic Count 2022 - NE 119th St & Hwy 503 - 9,500+