



COLUMBIA
BUSINESS CENTER

BUILDING

9

SUITE

150

SQUARE FEET

6,092



**WHERE
BUSINESS
HAPPENS**

BUILDING 9

Situated in a convenient location just off of I-5, this contemporary light and bright building features great visibility, an exterior shared double dock, and ample on-site parking.

SPACE FEATURES	BUILDING FEATURES	PARK FEATURES
+ 6,092 SF Shell.	+ Service Industrial/Light Manufacturing.	+ 2,400,000 square feet across 27 buildings.
+ 3,294 SF of Improved Office space.	+ Concrete tilt up construction with 69,154 SF.	+ Multi-use buildings can fit various use needs.
+ 2,798 SF Warehouse space.	+ Clear Height: 14'/20'	+ Over 52 acres of outside storage.
+ Reception, several private offices, 3 restrooms, shower, 1 conference room, 1 break room.	+ Parking for 250 cars – truck parking in front of docks.	+ Just off Highway 14 – easy access to I-5 and I-205.
+ Large windows in reception and front offices for natural light.	+ 14 Grade level doors.	+ Zoned for Heavy Industrial and Light Industrial.
+ 1 - 14' tall Grade Door. 1 Common Double Dock.	+ 1 Centrally located, exterior shared double dock.	+ Twice daily rail service to various buildings.
+ Clear Height: 20'	+ All offices have HVAC.	+ On-site management team.
+ 277/480 Volt 3 phase power.	+ Wet system fire suppression.	+ Services for commercial trucking.
+ LED Lights throughout suite.	+ 480 Volt 3 phase power.	+ Truck scale/Truck Wash onsite.
+ Large skylights in warehouse.	+ Attractive modern building.	+ 2 Barge Slips (up to 100 ft wide).
+ Available: Now.	+ Oversized skylights.	+ Local Ownership.
+ Call for Rates.	+ Great visibility.	+ Corporate Business Park amenities.
	+ 50' x 20' Column spacing.	+ Washington State tax benefits.

BUILDING

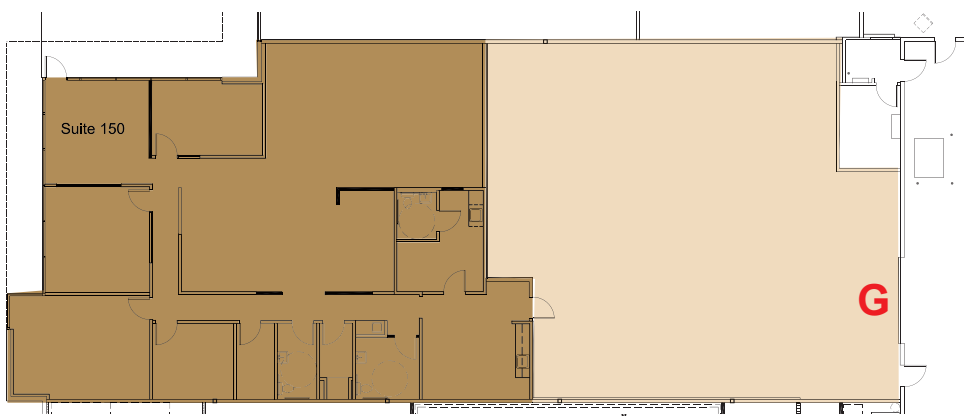
9

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G = Grade Door

■ = Office Area

■ = Warehouse Area

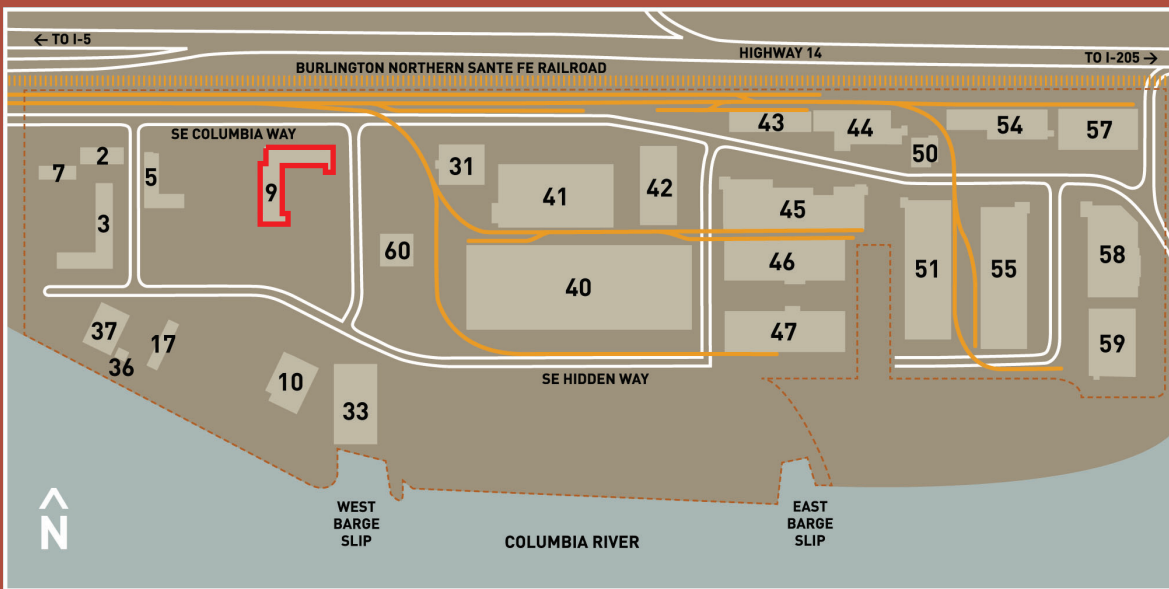
PHOTOS / FLOOR PLAN:

At just over 6,000 SF, this attractive office space is an ideal solution for your business needs. With a 2,798 SF warehouse, several private offices, plus a large flexible open work area, it's the perfect canvas on which to paint your company's future.



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

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- RAIL SERVICE ●
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FOR LEASING INFORMATION CONTACT
Coleman Brown, CCIM, Principal Broker
 Coleman@CCProp.com • (360) 952-4758
Columbia Commercial, LLC

