

FOR SUBLEASE

30,008 SF WAREHOUSE / OFFICE SPACE

4611 NW Fruit Valley Rd | Vancouver, WA 98660



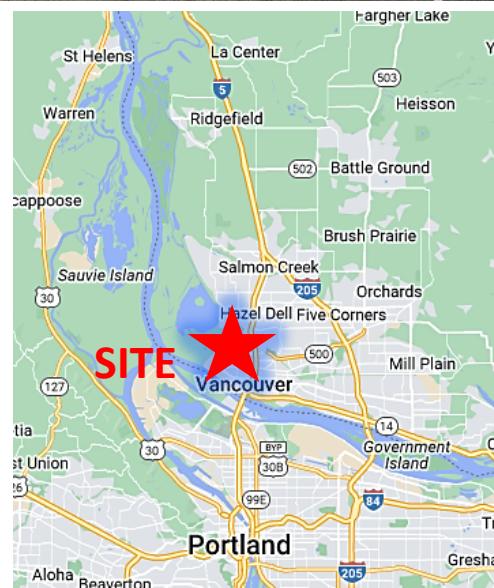
900 Washington St, Suite 850, Vancouver, WA
360.750.5595 | www.fg-cre.com



PROPERTY HIGHLIGHTS

- 30,008 SF total including 26,710 SF warehouse and 3,298 SF office
- 1 grade door, 4 dock doors
- Heavy power, 3,000 amps 277/480 3-phase
- Fully fenced and gated perimeter
- Easy in and out truck access
- Rates: \$28,806.00 /Mo./NNN

Located directly across from Frito Lay, property features easy access to I-5 via Mill Plain, and to W Fourth Plain, W 39th St and NW 78th St; minutes from downtown Portland and Portland Int'l Airport



FOR MORE INFORMATION:

Garret Harper, SIOR, CCIM

360.597.0572 | gharper@fg-cre.com

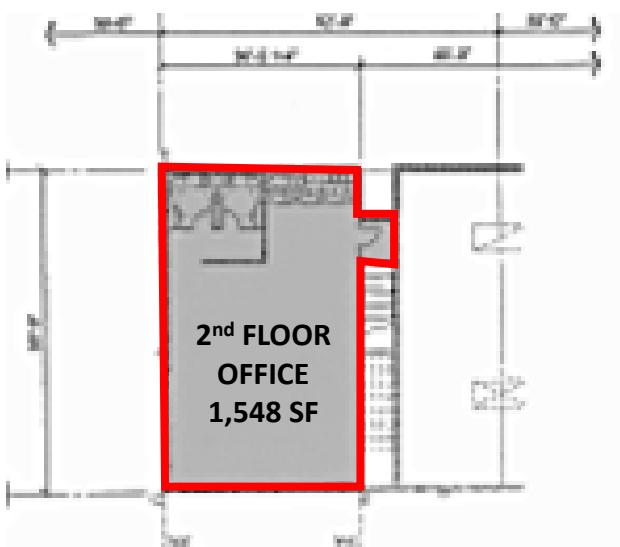
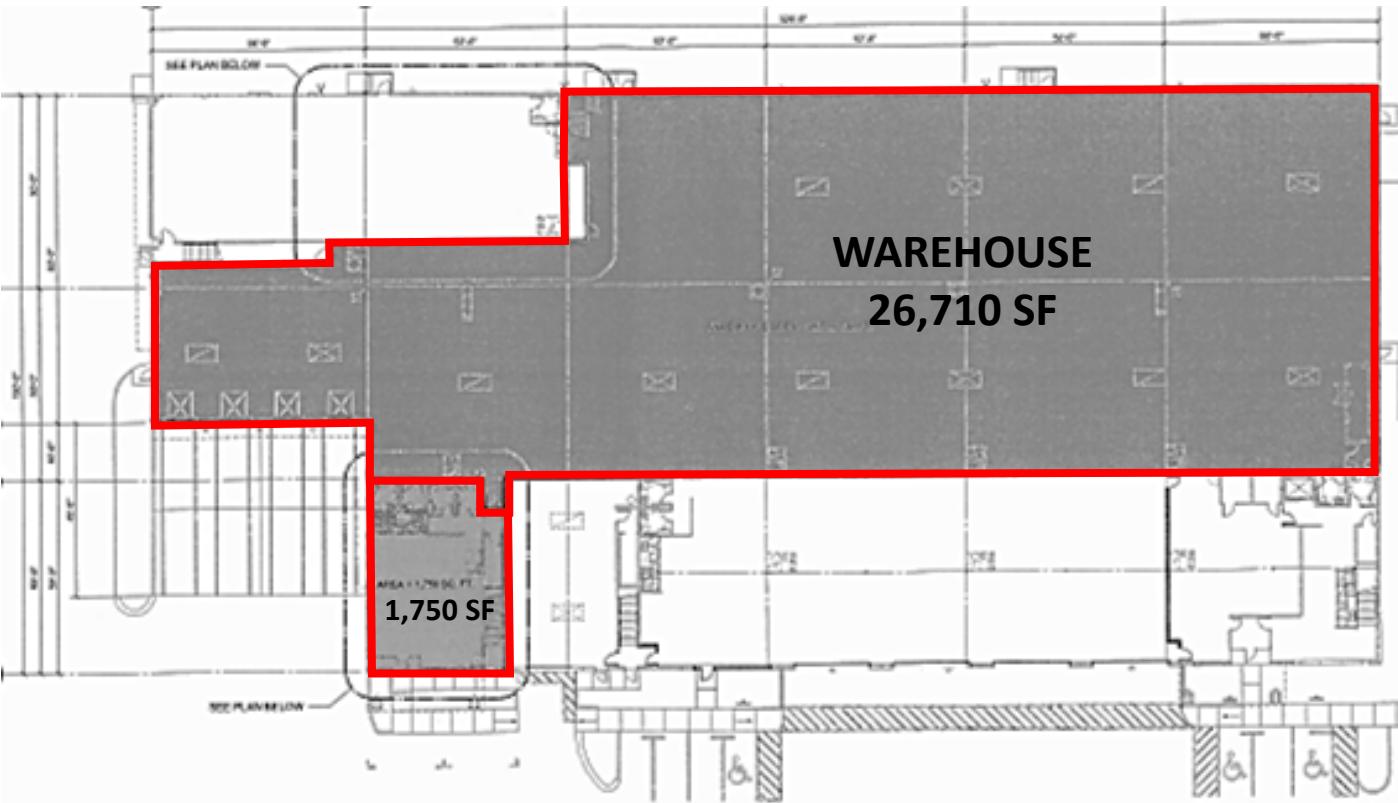
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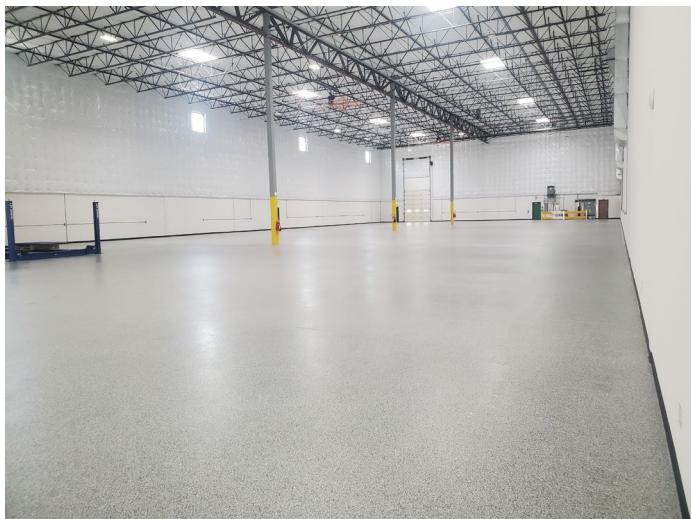
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WAREHOUSE FEATURES

- 3 warehouse restrooms
- Janitor's closet
- Epoxy floor (full warehouse)
- 32' clear height
- Insulated ceiling and walls
- 3 large warehouse fans
- LED warehouse lighting
- Utility sink
- Dock shelter and pit levelers
- 1 powered grade level door (12' x 14')
- 4 truck wells with 10' x 12' dock doors



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OFFICE FEATURES

- Kitchen areas on both floors
- 2 restrooms on each floor
- Open floor plan
- Private timber canopy entrance



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2024 / 2025 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	8,544	69,253	176,779
2029 Projected Population	9,166	74,558	188,162
Est. Average Household Income	\$94,210	\$85,464	\$93,176
Est. Total Businesses	159	4,993	10,309
Est. Total Employees	2,428	37,896	89,969

Average Daily Traffic

Fruit Valley Rd @ W 39th St S – 7,705

W 39th St @ Thompson Ave E – 4,864

Fruit Valley Rd @ W Firestone Ln S – 7,480