

# FOR SUBLEASE

30,008 SF WAREHOUSE / OFFICE SPACE

4611 NW Fruit Valley Rd | Vancouver, WA 98660



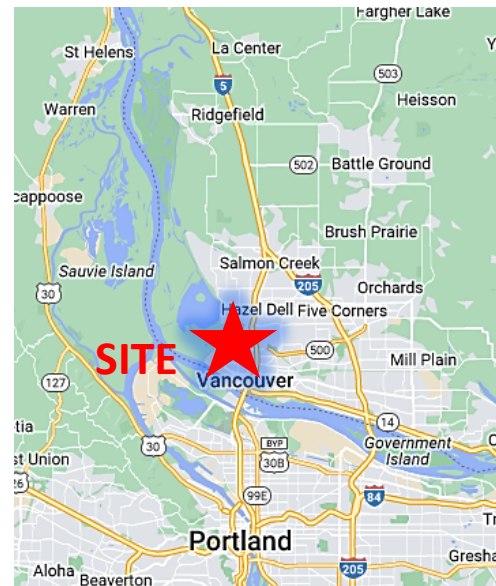
900 Washington St, Suite 850, Vancouver, WA  
360.750.5595 | www.fg-cre.com



## 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 39<sup>th</sup> St and NW 78<sup>th</sup> St; minutes from downtown Portland and Portland Int'l Airport



**FOR MORE INFORMATION:**

**Garret Harper, SIOR, CCIM**  
360.597.0572 | gharper@fg-cre.com

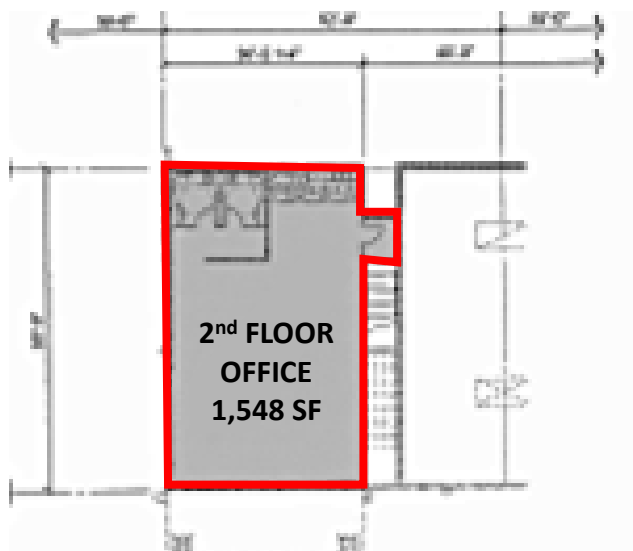
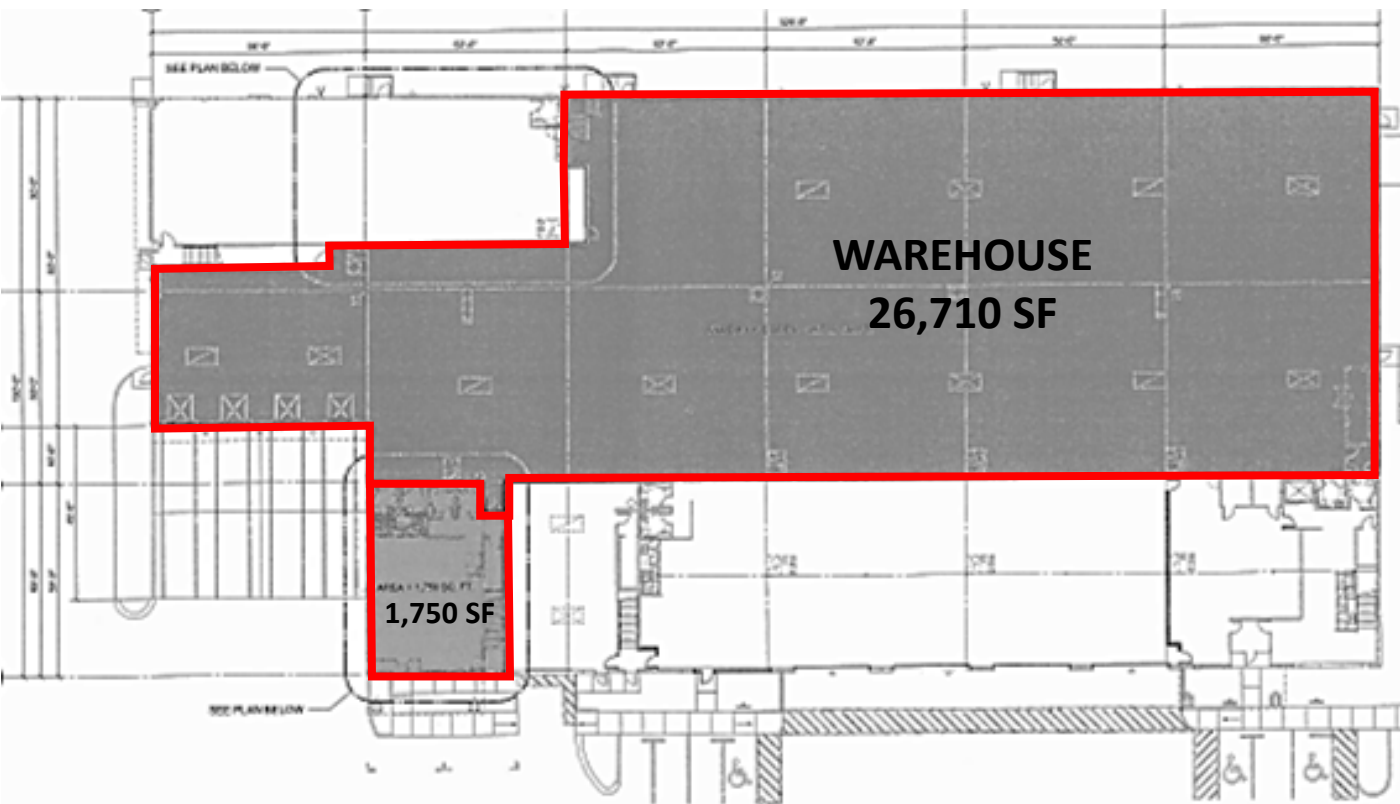
# FOR SUBLEASE

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



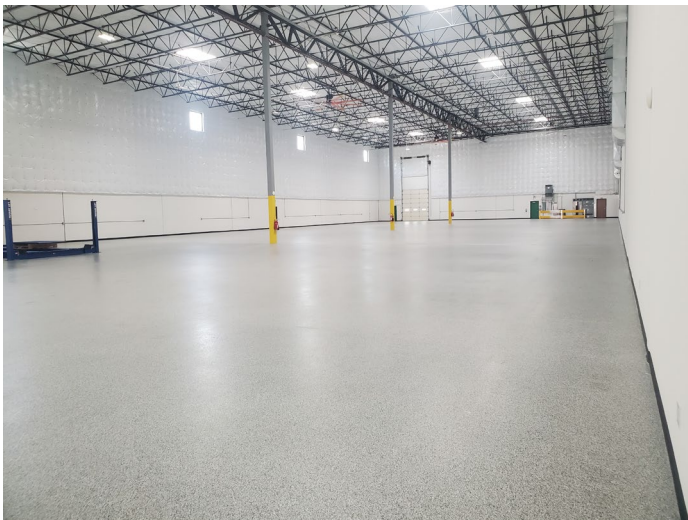
# FOR SUBLEASE

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



## 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



# 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](http://www.fg-cre.com)

## OFFICE FEATURES

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



# 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

Easy access to I-5 via Mill Plain, and to W Fourth Plain, W 39<sup>th</sup> St and NW 78<sup>th</sup> St; minutes from downtown Portland and Portland Int'l Airport



### 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 39<sup>th</sup> St S – 7,705
- W 39<sup>th</sup> St @ Thompson Ave E – 4,864
- Fruit Valley Rd @ W Firestone Ln S – 7,480

This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.