

FOR SALE OR LEASE

RARE INDUSTRIAL WITH HEAVY PARKING & INFRASTRUCTURE

5408 NE 88TH ST, D2, VANCOUVER, WA





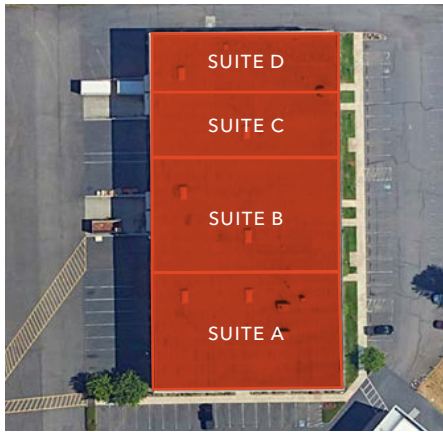
Rare stand-alone Vancouver warehouse building available for sale or lease with excellent image and presence.

PROPERTY SIZE	29,316 SF Shell 3,000 SF 2nd Floor Office 32,316 Total
OFFICE SIZE	5,000 SF Main Floor 3,000 SF 2nd Floor 8,000 SF Total *Additional office SF available in adjacent suites
TOTAL LOT SIZE	2.30 acres
LOADING	5 grade level & 4 dock high doors
CLEAR HEIGHT	24'
YEAR BUILT	2002 with numerous upgrades
TOTAL POWER	480 VAC, 1,000 amps, 3-phase. Very well distributed. Ideal for manufacturing company.
ZONING	Light Industrial, allowing for wide range of distribution and manufacturing uses
LOCATION	Highly coveted Clark County location located in the Aspen North Park industrial center
ACCESS	Easy access from NE Padden Pkwy & I-205
BUILDING LAYOUT	Multi-tenant design with numerous storefronts
PARKING	3/1,000 SF parking ratio. Heavy parking allowing for corporate HQ or possible outside storage opportunity.
IMPROVEMENTS	New exterior landscaping & new seal coat throughout parking lot
SALE PRICE/LEASE RATE	Call brokers for pricing

OCCUPANCY POTENTIAL

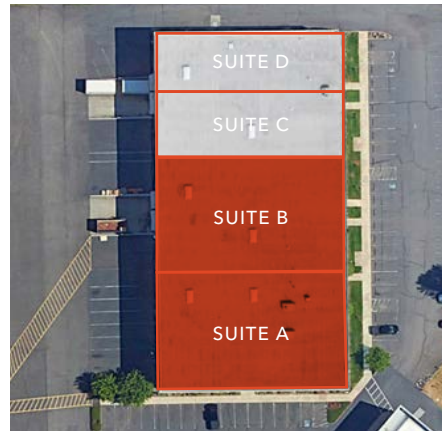
Option 1

FULL BUILDING - ±32,316 SF



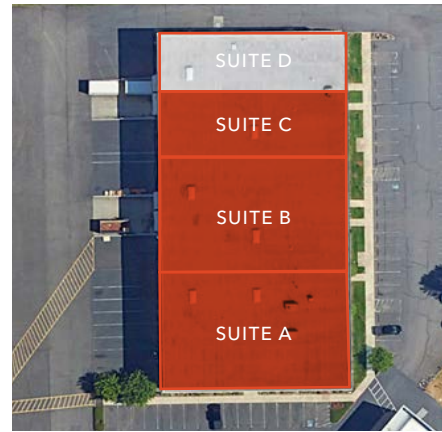
Option 2

SUITES A + B - ±23,000 SF



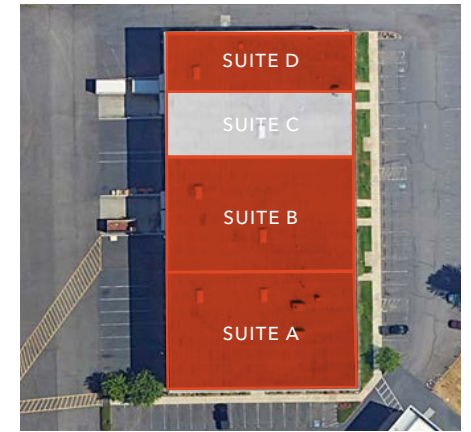
Option 3

SUITES A, B + C - ±28,000 SF



Option 4

SUITES A, B + D - ±28,000 SF



13,000 SF

SUITE A*

*10k SF ground floor footprint. 5K SF first-floor office, 3K SF second floor office.

5,000 SF

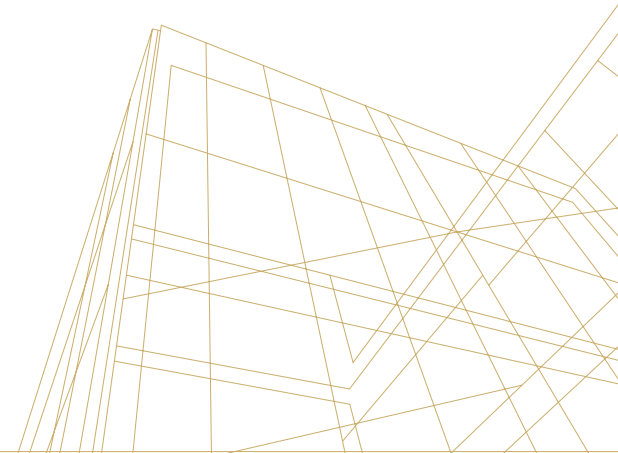
SUITE C

10,000 SF

SUITE B

5,000 SF

SUITE D



INVESTMENT HIGHLIGHTS

TREMENDOUS LOCATION

The subject property is located in one of the premier locations in all of Vancouver just 2 minutes to I-205 freeway with numerous restaurants, shops and support services in the immediate area.

MULTI-TENANT DESIGN

The property is currently divided for 2 tenants with 1 of the tenants wanting a potential renewal or expansion in the building providing additional income to an owner-user or investor.

HEAVY PARKING/EXCESS LAND

Excess land currently used as overflow parking for nLIGHT company provides opportunity for investment income or heavy parking for an owner-user.

PROFESSIONAL BUSINESS PARK ENVIRONMENT

The property is a part of the "North Park Industrial" development with numerous complementary businesses nearby.

HIGH QUALITY CONCRETE TILT-UP CONSTRUCTION

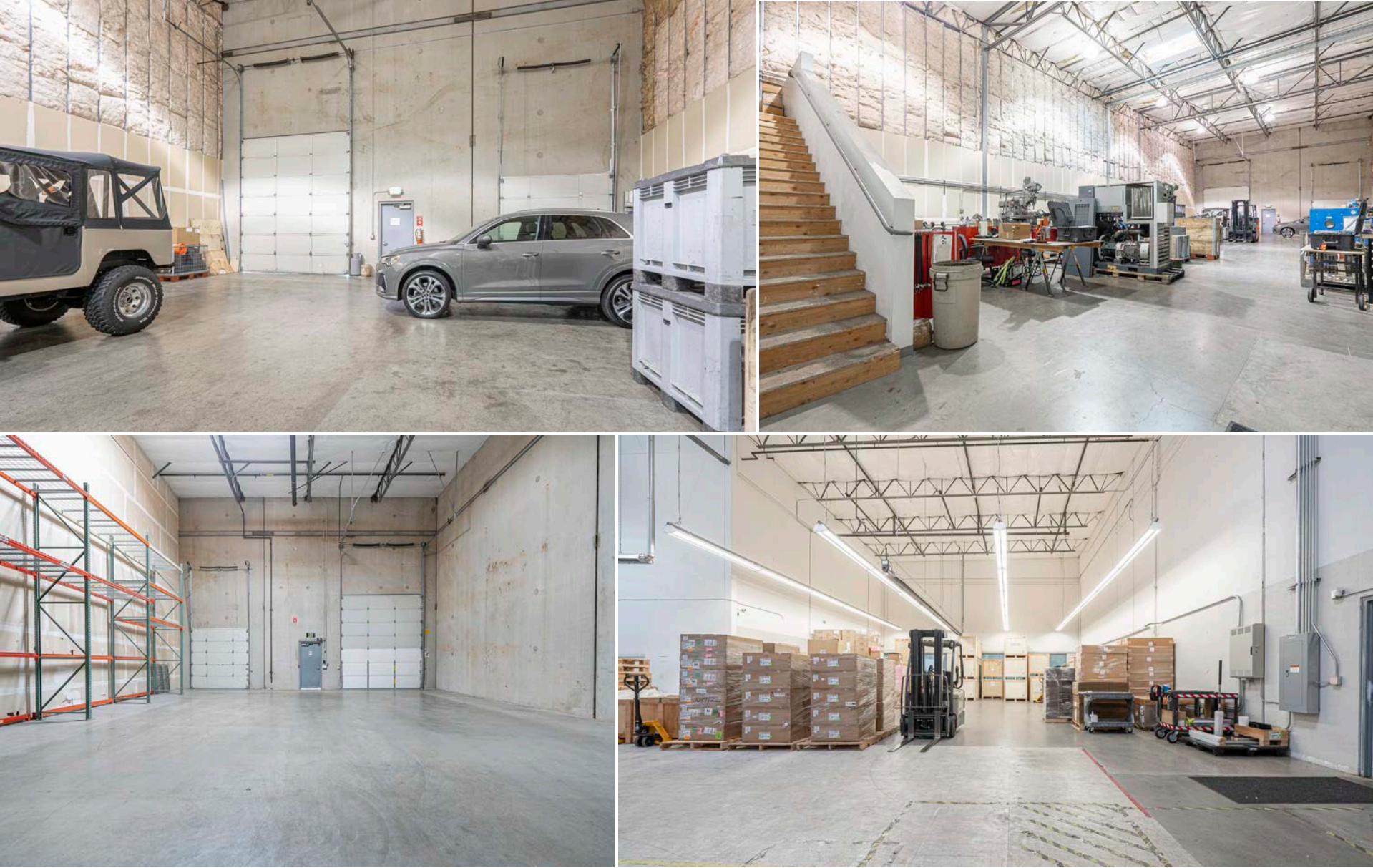
The property was developed by Hinton Development in 2002 and is in excellent condition inside and out.













5408 NE 88TH ST

NE ST JOHNS RD

VANCOUVER



SUBJECT PROPERTY



NE 88TH ST



NE ANDRESEN RD



NE PADDEN PKWY



AVAILABLE FOR SALE OR LEASE

KIDDER MATHEWS



5408 NE 88TH ST

*For more information on
this property, please contact*

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