



**COLUMBIA**  
BUSINESS CENTER

BUILDING

**33**

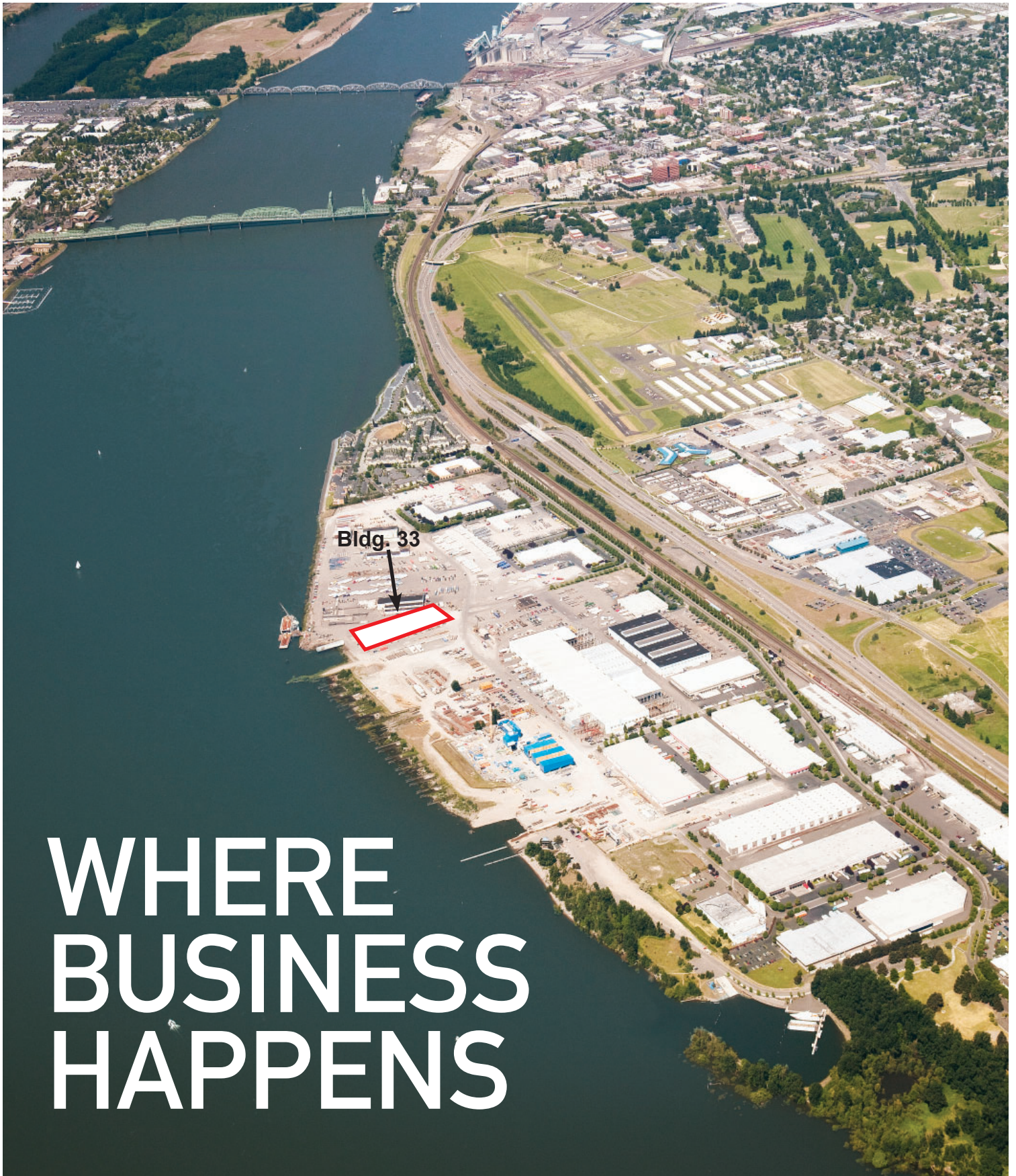
SQUARE FEET

**70,760**

Bldg. 33



**WHERE  
BUSINESS  
HAPPENS**



## BUILDING 33

This manufacturing building features 2 large roll-up doors, heavy power and crane rails.

### SPACE FEATURES

- + Bldg. 33: 70,760 SF Shell.
- + 2,830 SF 2nd floor Office.
- + TBD - Office SF on south eastern side of bldg.
- + Approx. 99,000 SF adjacent Outside Storage available for Lease.
- + Building equipped with Crane Rails.
- + Heavy Power distributed throughout the bldg.
- + 51' Clear Height without crane.
- + 14' Clear Height on sides of bldg.
- + Clear Height under hook - 38'.
- + Measurements of North Roll-Up Door: 35'W x 25'H.  
Measurements of South Roll-Up Door: 35' x 14' 6"H.
- + LED lights in Warehouse.
- + **Current Lease Expiration 9/30/25, but could move sooner.**
- + Call for Rates.

### BUILDING FEATURES

- + Metal Construction.
- + Heavy Manufacturing.
- + Multiple Grade Level & Dock Doors.
- + Dry Fire Suppression System.

### PARK FEATURES

- + 2,400,000 SF across 27 buildings.
- + Multi-use buildings can fit various use needs.
- + Over 52 acres of outside storage.
- + Just off Highway 14 – easy access to I-5 and I-205.
- + Zoned for Heavy Industrial and Light Industrial.
- + Twice daily rail service to various buildings.
- + On-site management team.
- + Services for commercial trucking.
- + Truck Scale/Truck Wash/ Cardlock Station.
- + 2 Barge Slips (up to 100 ft wide).
- + Local Ownership.
- + Washington State tax benefits.
- + Corporate Business Park amenities.

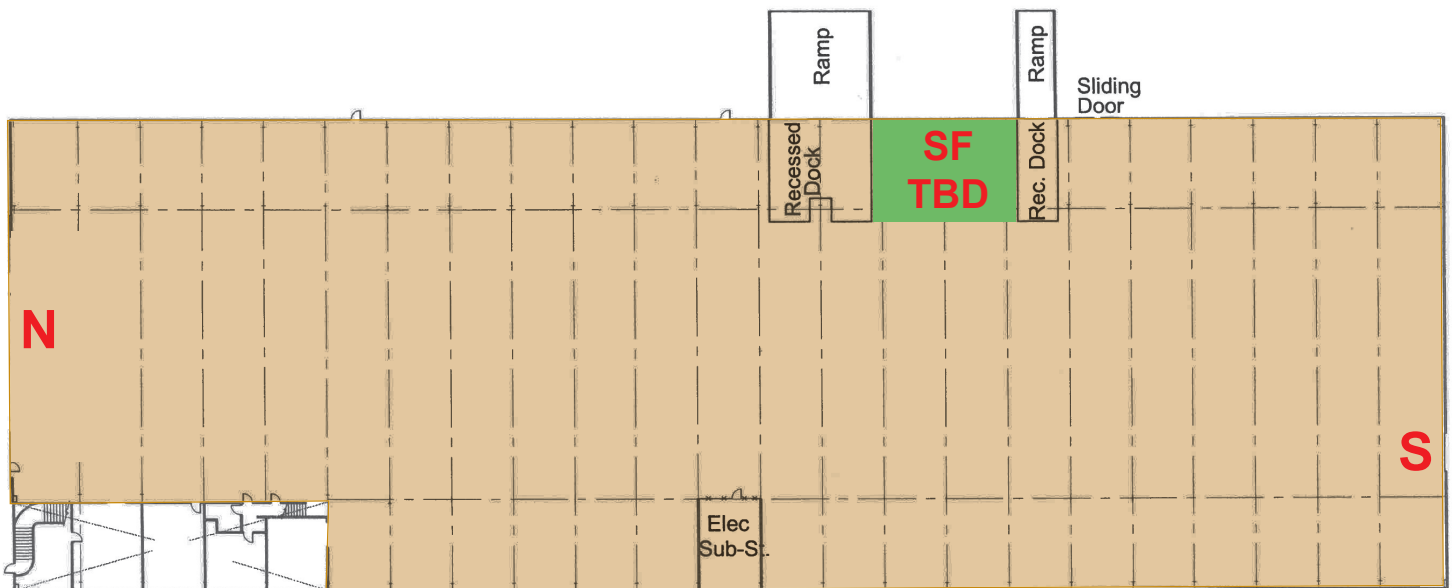


BUILDING

33

SQUARE FEET

70,760



First Floor

Second Floor

 = 2nd Floor Office Area (2,830 SF)

 = Warehouse Area

 = Office - **SF TBD**

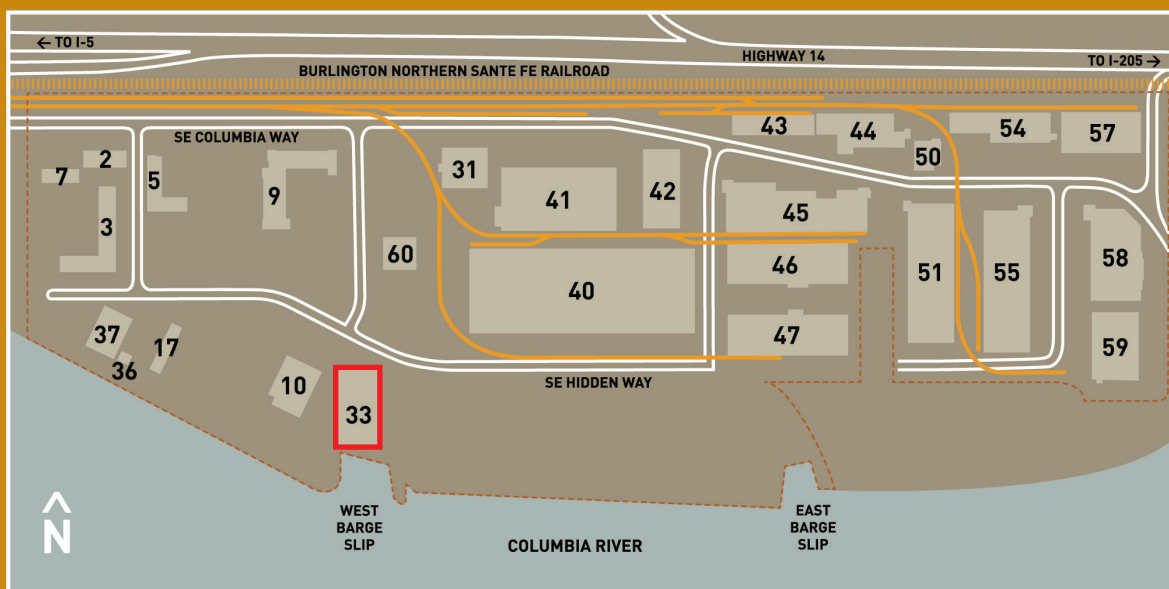
**N** = North Roll Up Door

**S** = South Roll Up Door



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

A PROJECT BY

**KILLIAN PACIFIC**

RAIL SERVICE ●  
BUILDINGS ●

FOR LEASING INFORMATION CONTACT  
**Coleman Brown, CCIM, Principal Broker**  
Coleman@CCPprop.com • (360) 952-4758  
**Columbia Commercial, LLC**



PROFESSIONALLY MANAGED BY |



| 705 SE Victory Ave., Suite 108

| Vancouver, WA 98661