



COLUMBIA
BUSINESS CENTER

BUILDING

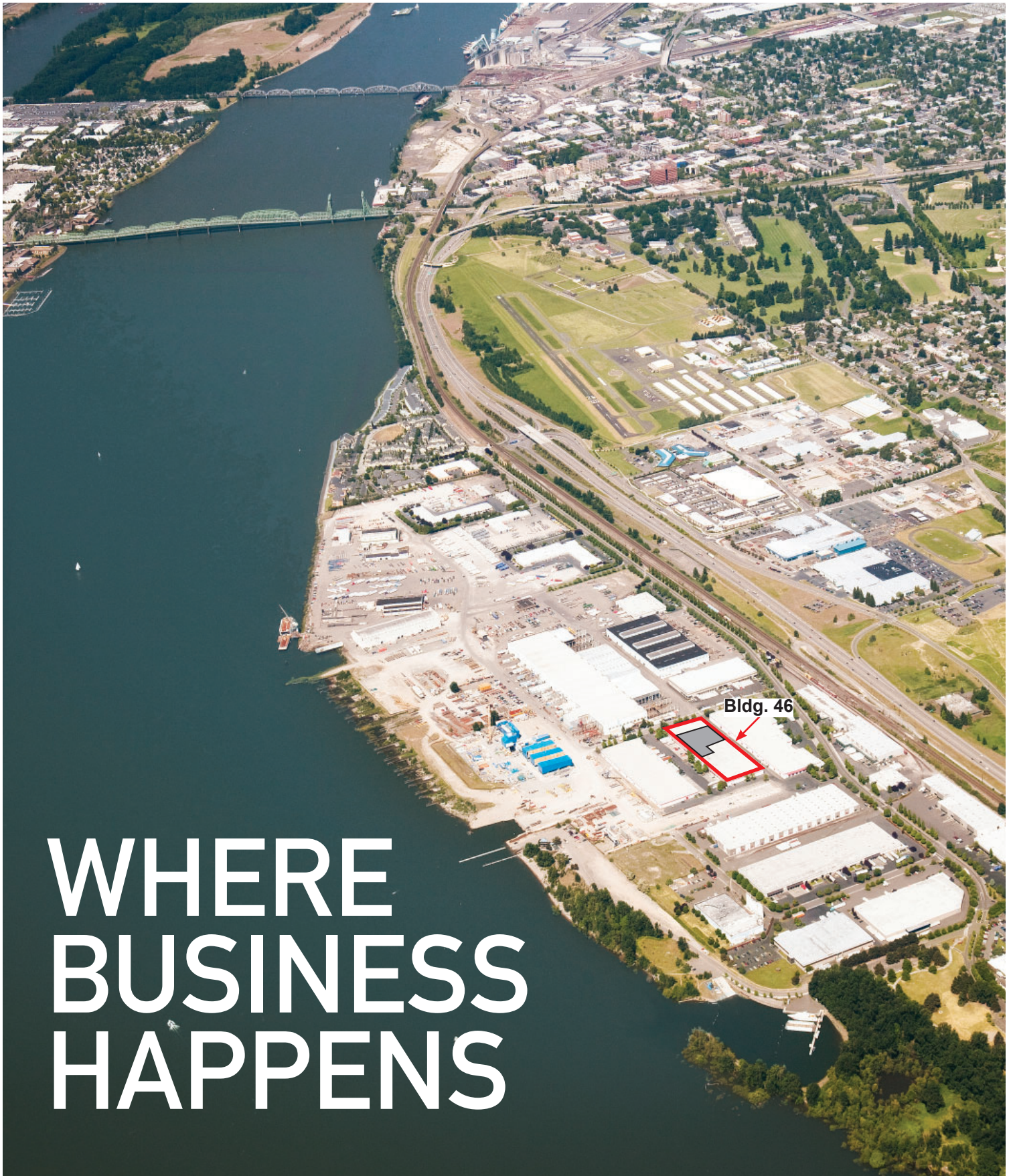
46

SUITE

150

SQUARE FEET

45,839



Bldg. 46

**WHERE
BUSINESS
HAPPENS**

BUILDING 46

Located just off I-5, this 125,870 SF high bay warehouse building features rail service, dock doors and ramped, drive-in doors for convenient access.

SPACE FEATURES

- + 45,839 SF shell.
- + 698 SF combined office area.
- + 4 rail doors with rail service offered twice daily. Rail service at additional cost.
- + 7 canopied dock doors (3 with levelers).
- + 1 grade door.
- + 26' clear height.
- + 277/480 volt power.
- + Large skylights in warehouse provide ample illumination and save energy.
- + **Available: Now.**
- + Call for Rates.

BUILDING FEATURES

- + Warehouse/Distribution.
- + Concrete tilt-up construction with 125,870 SF.
- + Clear height: 26'.
- + Parking for 72 cars – truck parking in front of docks.
- + 4 grade level doors.
- + 20 canopied dock high doors.
- + 11 doors rail served.
- + Dry system fire suppression.
- + 277/480 Volt power.
- + Attractive modern building.
- + Majority of offices feature storefront window framing.
- + 50' x 40' Column spacing.

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 onsite.
- + 2 barge slips (up to 100 ft wide).
- + Local Ownership.
- + Corporate business park amenities.
- + Washington State tax benefits.

BUILDING

46

SUITE

150

SQUARE FEET

45,839



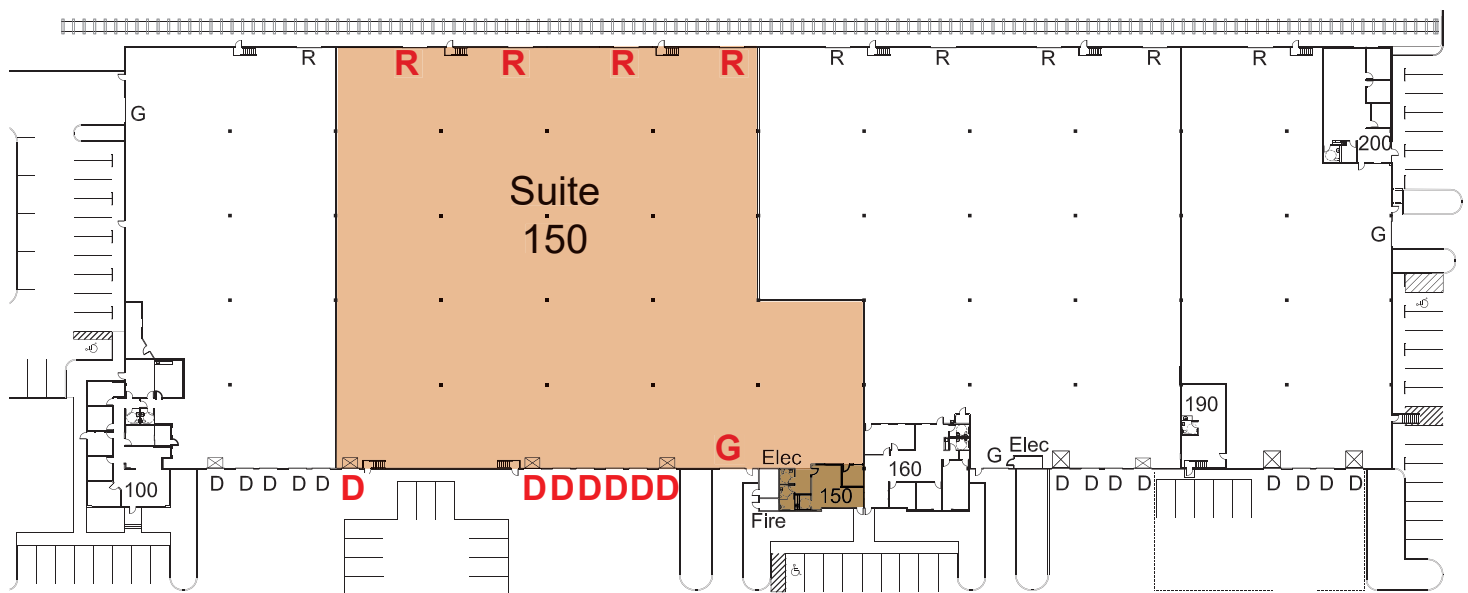
PHOTO / FLOOR PLAN:

D = Dock door**G = Grade door****R = Rail door**

= Warehouse

= Office Area

= Levelers

Available: Now

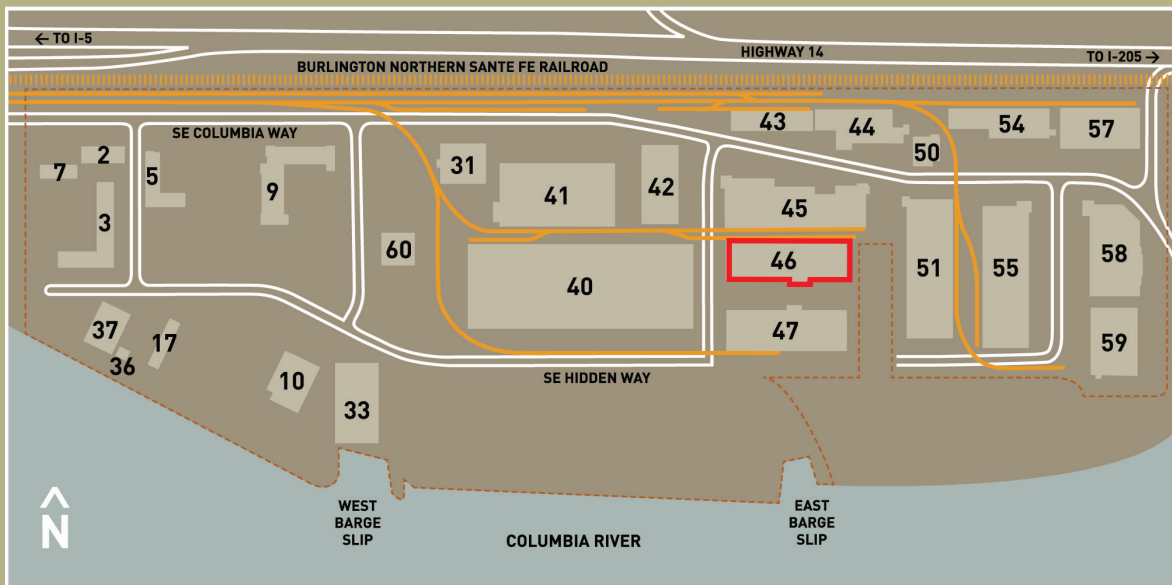
N

Building Address: 603 S.E. Victory Avenue



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

