

FOR LEASE

WALNUT GROVE INDUSTRIAL PARK

6115 NE 63rd Street | Vancouver, WA 98661



900 Washington St, Suite 850, Vancouver, WA
360.597.0574 | www.fg-cre.com

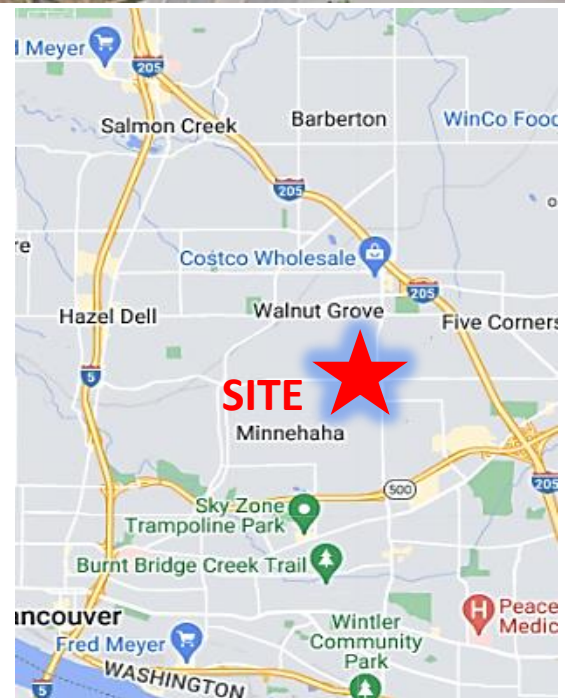


PROPERTY HIGHLIGHTS

Availabilities:

- **28,000 - 56,000 SF** warehouse/manufacturing building, delivers Q4 2025, 2 grade doors, 6 docks, 72 parking spaces - call for terms
- **Suite 6101:** 1,500 SF
- **Suite 6105:** 1,500 SF
- **Suite 6317:** 8,000 SF (approx. 1,500 SF office) available 2/1/2025
- **Yard space:** 35,000 SF
- Additional **10,000 SF** fenced yard available onsite
- **Suite 6205:** 12,000 SF (approx. 2,000 SF office)
- \$0.91 - \$1.00/SF NNN

- Excellent location situated on a main thoroughfare, centrally located
- 10 minutes to downtown Vancouver; 18 minutes to Portland Int'l Airport; 20 minutes to downtown Portland



FOR MORE INFORMATION:

Brett Irons
360.597.0574 | biron@fg-cre.com

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54,746 SF
WAREHOUSE/MANUFACTURING
& OFFICES; 2 TENANTS

2. 75' 6-bay loading berth
3. Site parking



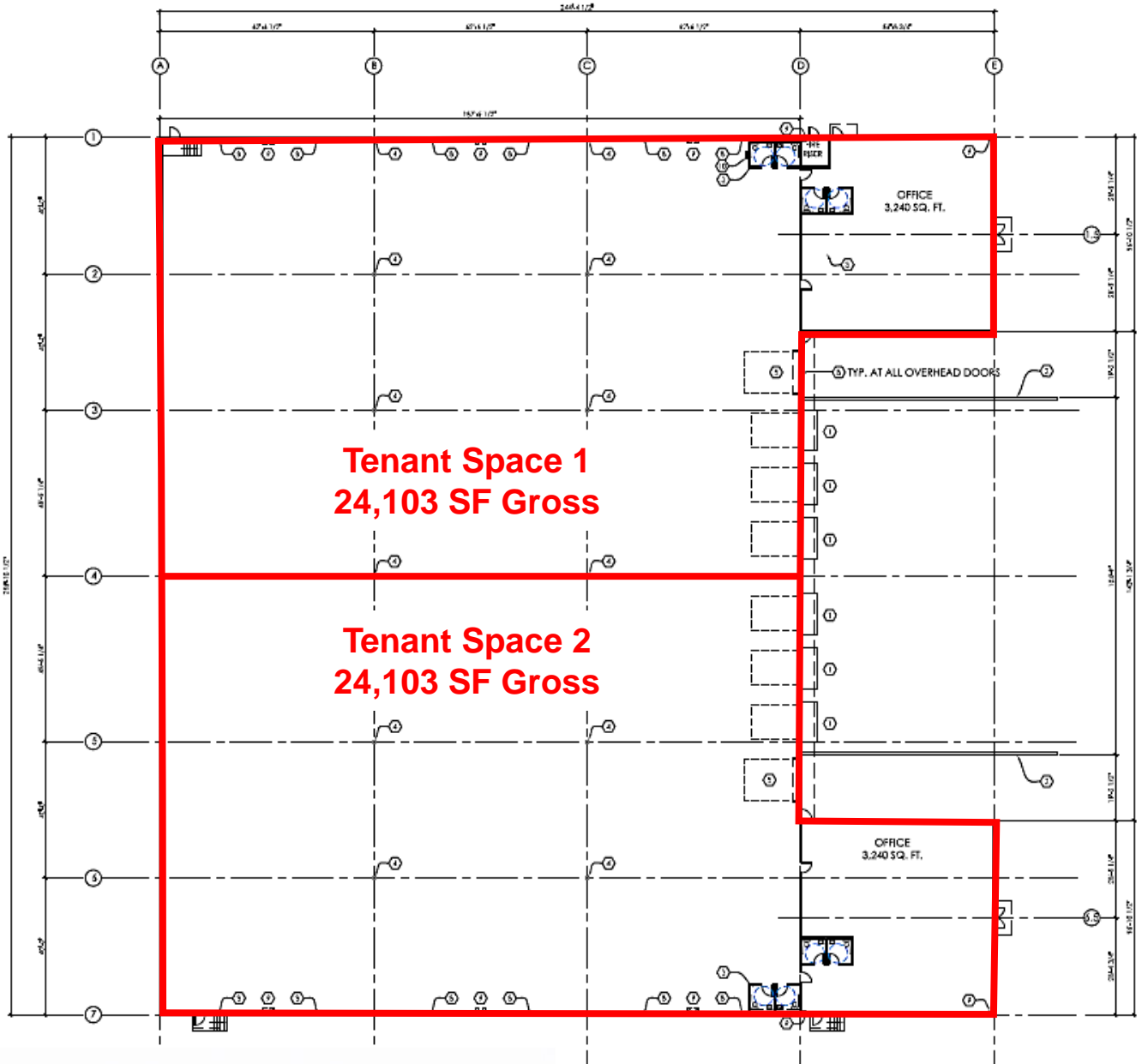
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Tenant Space 1
24,103 SF Gross

Tenant Space 2
24,103 SF Gross

OFFICE
3,240 SQ. FT.

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3,240 SQ. FT.



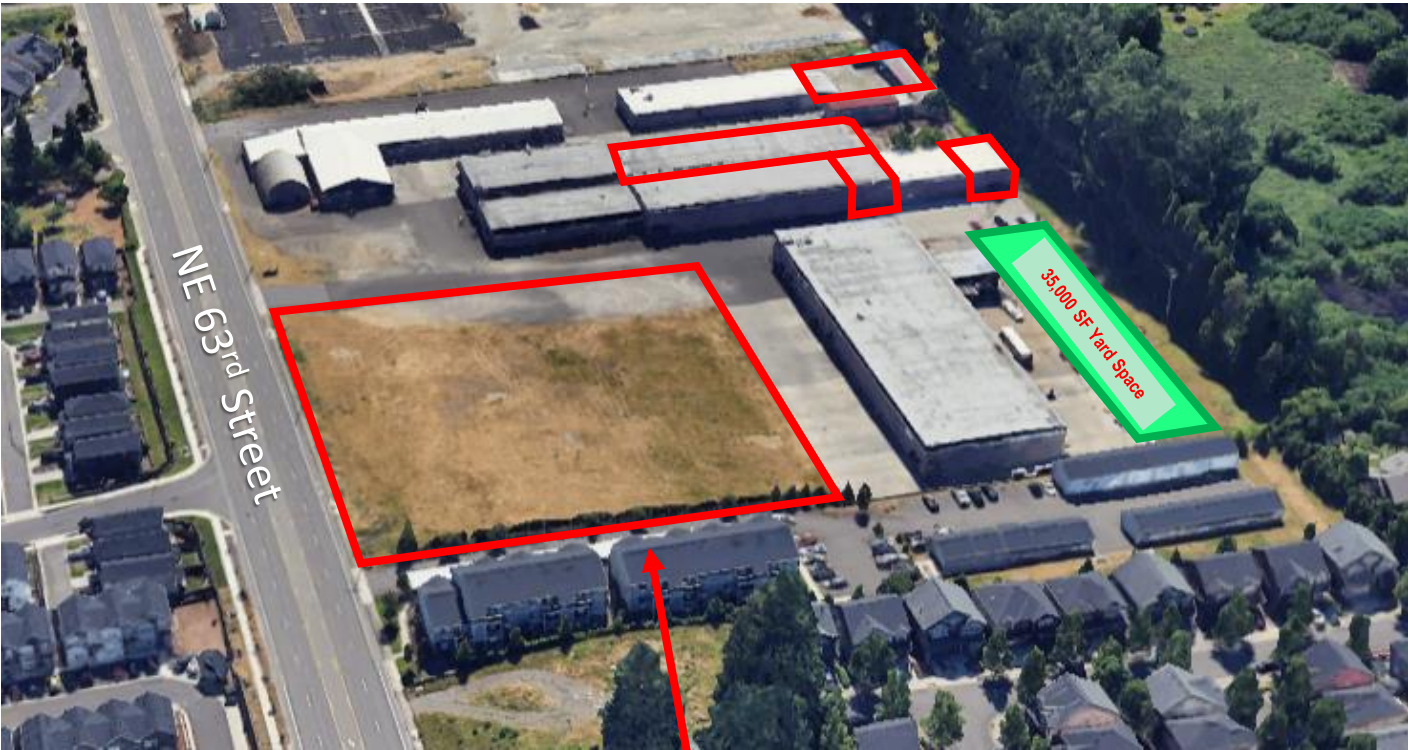
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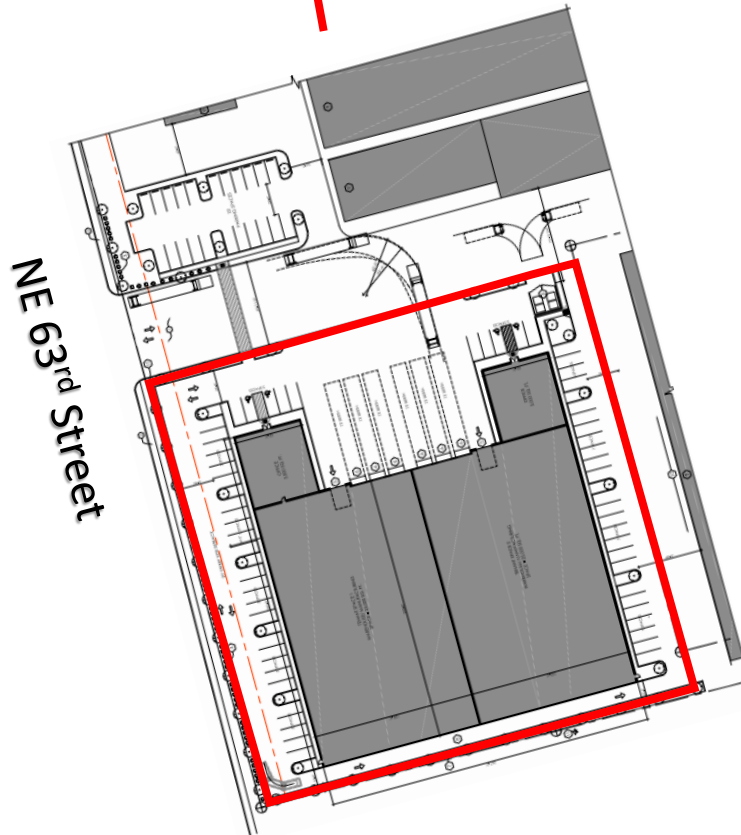
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- 24,103 SF – 54,746 SF
- 2 grade and 6 docks
- 72 parking spaces
- Call for terms



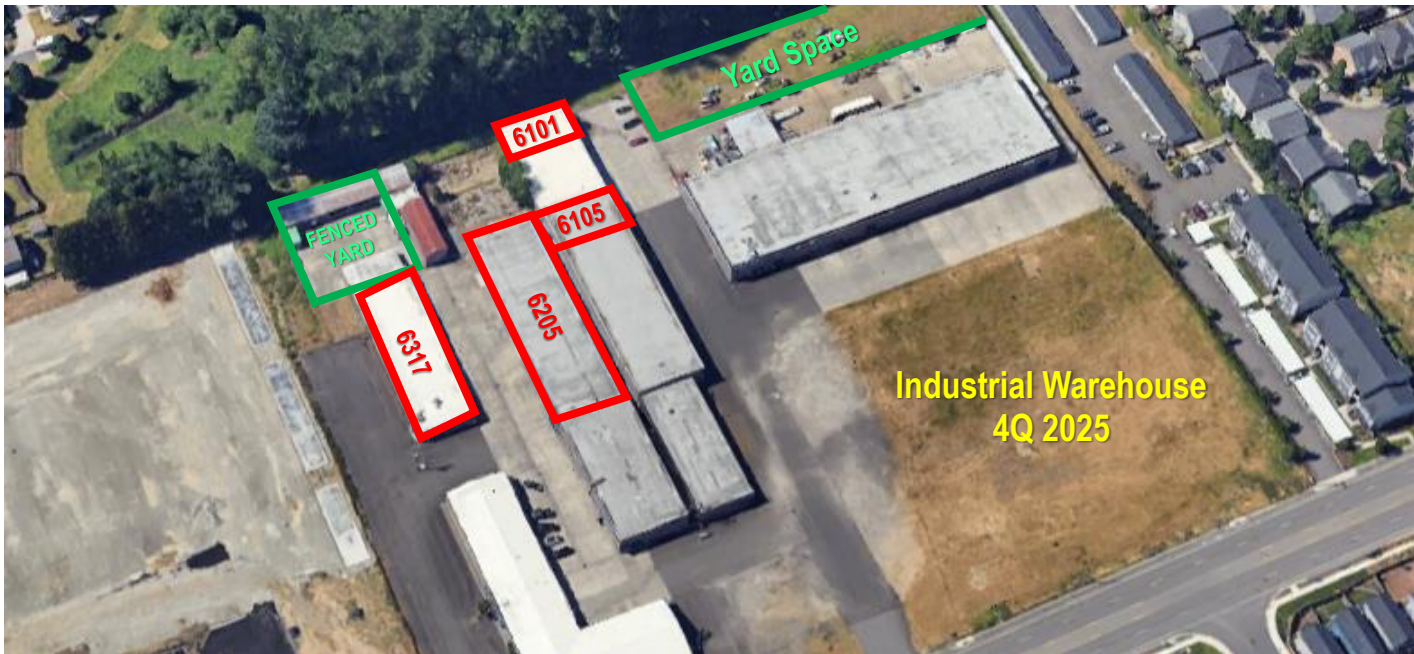
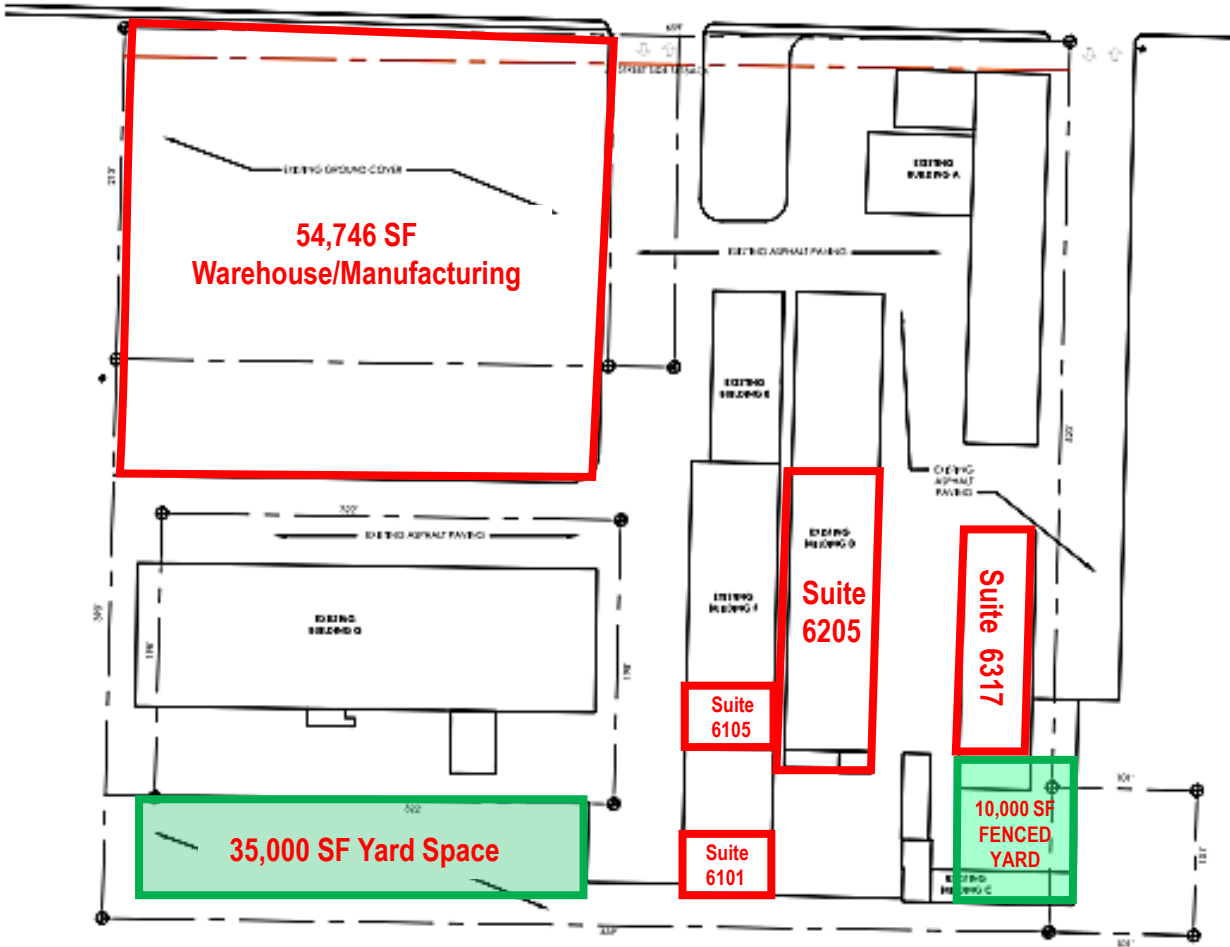
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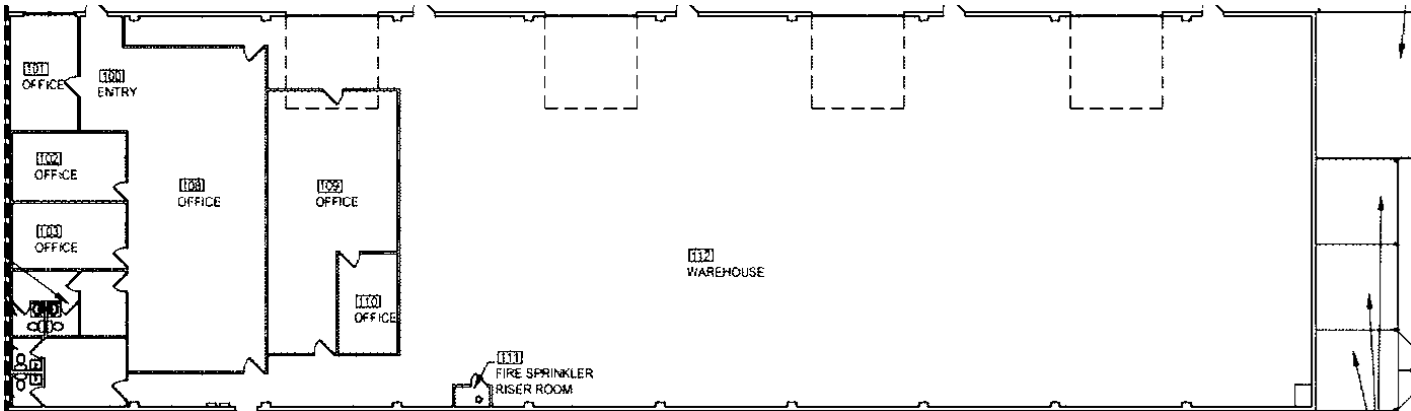
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2024 Demographics

	2-Mile	5-Mile	10-Mile
Est. Population	57,487	285,773	673,819
Avg. Household Income	\$84,847	\$91,659	\$105,675
Daytime Employment	22,091	113,405	322,087

Average Daily Traffic Counts

NE 63rd St @ NE 66th Ave W – 11,184
 NE Andresen Rd @ NE 63rd St N – 22,413
 NE Andresen Rd @ NE 60th St N – 23,946

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.