



For Sublease

Available Now!

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6705 NE 117th Avenue

Vancouver, WA 98662

Orchards Shop and Yard For Sublease

Rare opportunity to lease shop and office space along with two acres of yard in business-friendly Vancouver, WA. The property features immediate access to the I-205 and SR 500 while offering multiple points of ingress/egress. The yard is fenced and secured with high-visibility from 117th Avenue. Centered in Vancouver's Orchards submarket, the property is nearby to employee support services and a multitude of neighborhood amenities.



Accelerating success.

For Sublease

Highlights

7,240 SF industrial building

2,500 SF showroom/office

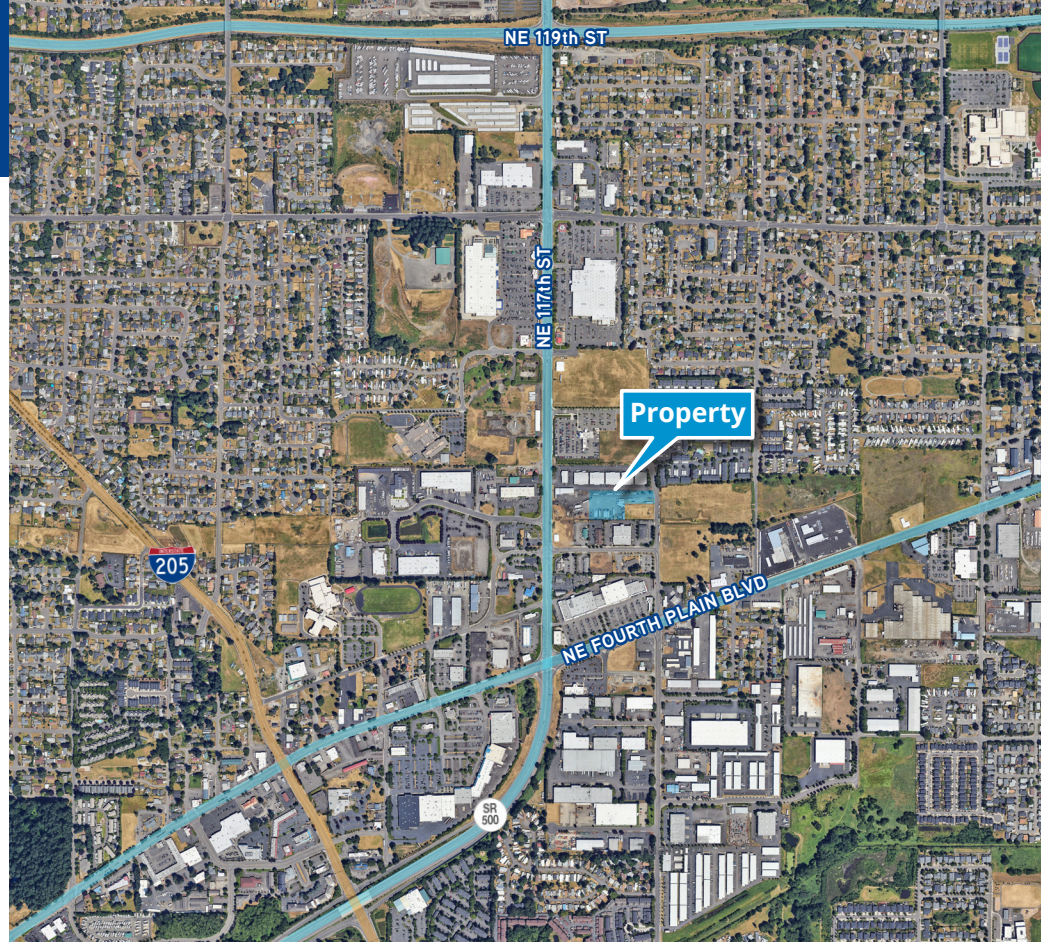
Large grade level loading doors

4.23 acres of fenced/graveled yard

Frontage and exposure on NE 117th

Near retail and neighborhood amenities

Excellent access to transportation networks



Area Map

20 miles

TO DOWNTOWN PORTLAND

16 miles

TO PORT OF PORTLAND

10 miles

TO PDX AIRPORT

19 miles

TO 

7 miles

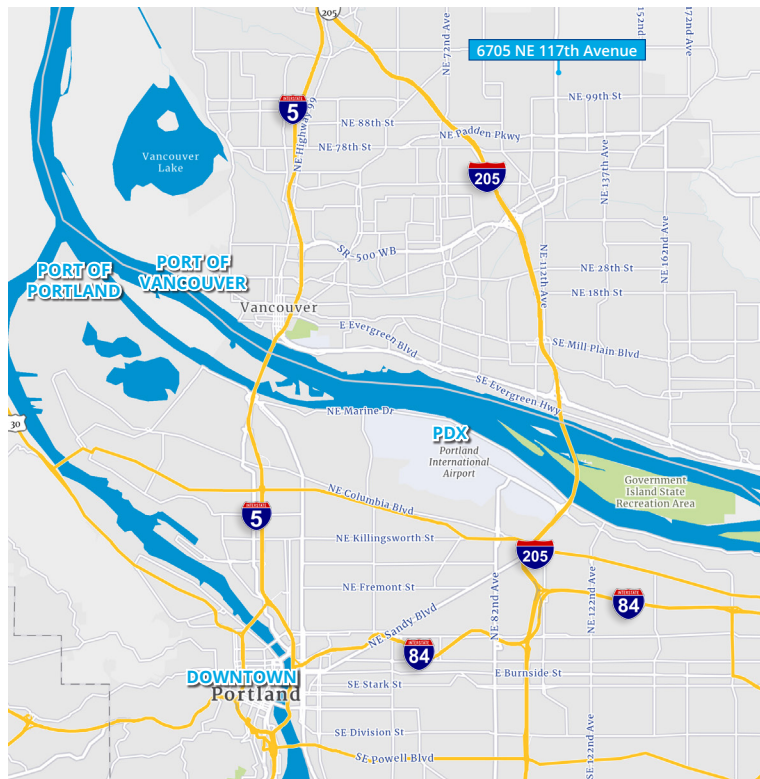
TO 

3 miles

TO 

165 miles

TO SEATTLE, WA



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