

FOR LEASE

INDUSTRIAL UNIT

GLENWOOD INDUSTRIAL PARK

11406 NE 126th St.- Vancouver, WA



- 7 Units Available
- Gross Lease/ 5 Yr Min
- Restroom
- Public Utilities
- 18' Clear Height
- 107' Clear Span | Center Post Every 25'
- 12' x 14' Overhead Doors - Grade Level
- Masonry & Steel Construction
- Insulation- WH R-40/ Roof R-40/ Walls R-25
- Sprinklers- Auto Class IV Commodities on Racks to 18'
- Paved
- Access- Hwy 503 & NE 126th St

**NOW
LEASING**

Kelly Shea

360.921.3710 Cell

Kelly@SheaCRE.com



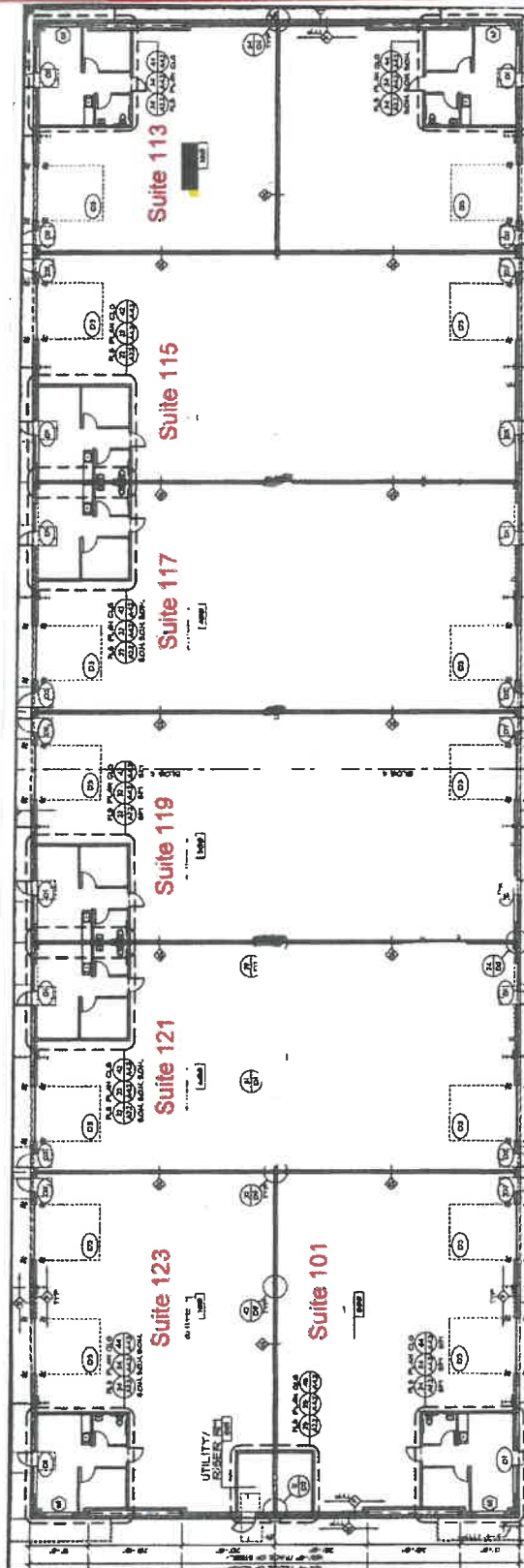
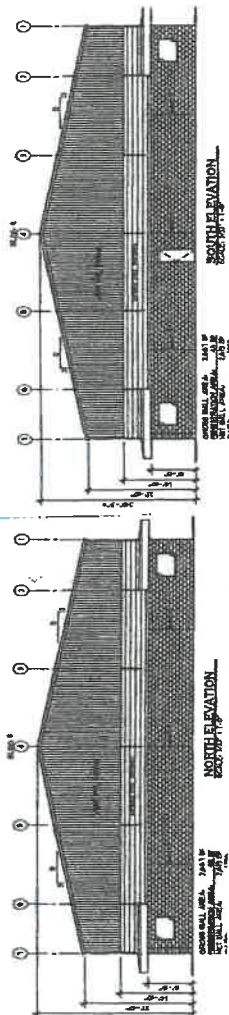
**MAJ COMMERCIAL
REAL ESTATE**

300 W 15th St., Ste 201 | Vancouver, WA 98660

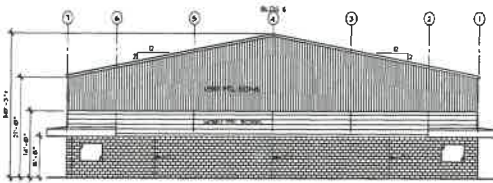
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New building rents (3% increases annually)

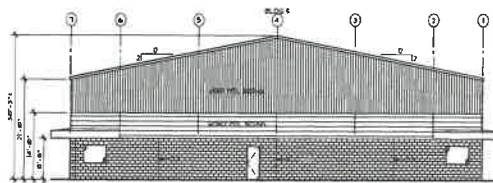
#	Suite	Size	Rent
Space 1	Suite 113	2,625	\$ 3,900
Space 2	Suite 111	2,625	\$ 3,900
Space 3	Suite 115	5,250	\$ 7,900
Space 4	Suite 117	5,250	\$ 7,900
Space 5	Suite 119	5,250	\$ 7,900
Space 6	Suite 121	5,250	\$ 7,900
Space 7	Suite 123	3,938	\$ 5,900
Space 8	Suite 101	3,938	\$ 5,900



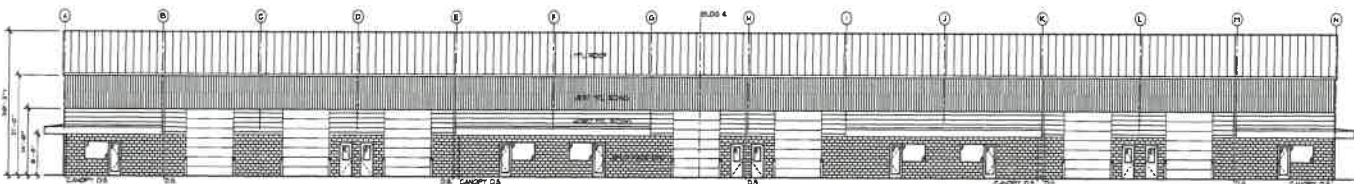
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NORTH ELEVATION
SCALE: 3/8" = 1'-0"



SOUTH ELEVATION
SCALE: 3/8" = 1'-0"



EAST ELEVATION
SCALE: 3/8" = 1'-0" WEST ELEVATION 05'

CLARK COUNTY, WASHINGTON
THESE PLANS HAVE BEEN REVIEWED FOR
COMPLIANCE WITH COUNTY CODES AND
STANDARDS AND ARE
APPROVED
FOR A
CC
PROJECT
DATE: 08/11/2011
BY: [Signature]

WILSON
ARCHITECTS, PLLC
401 E 13th ST. #7
VANCOUVER, WA 98663
PH: 360-664-7322

RECEIVED
08/11/2011

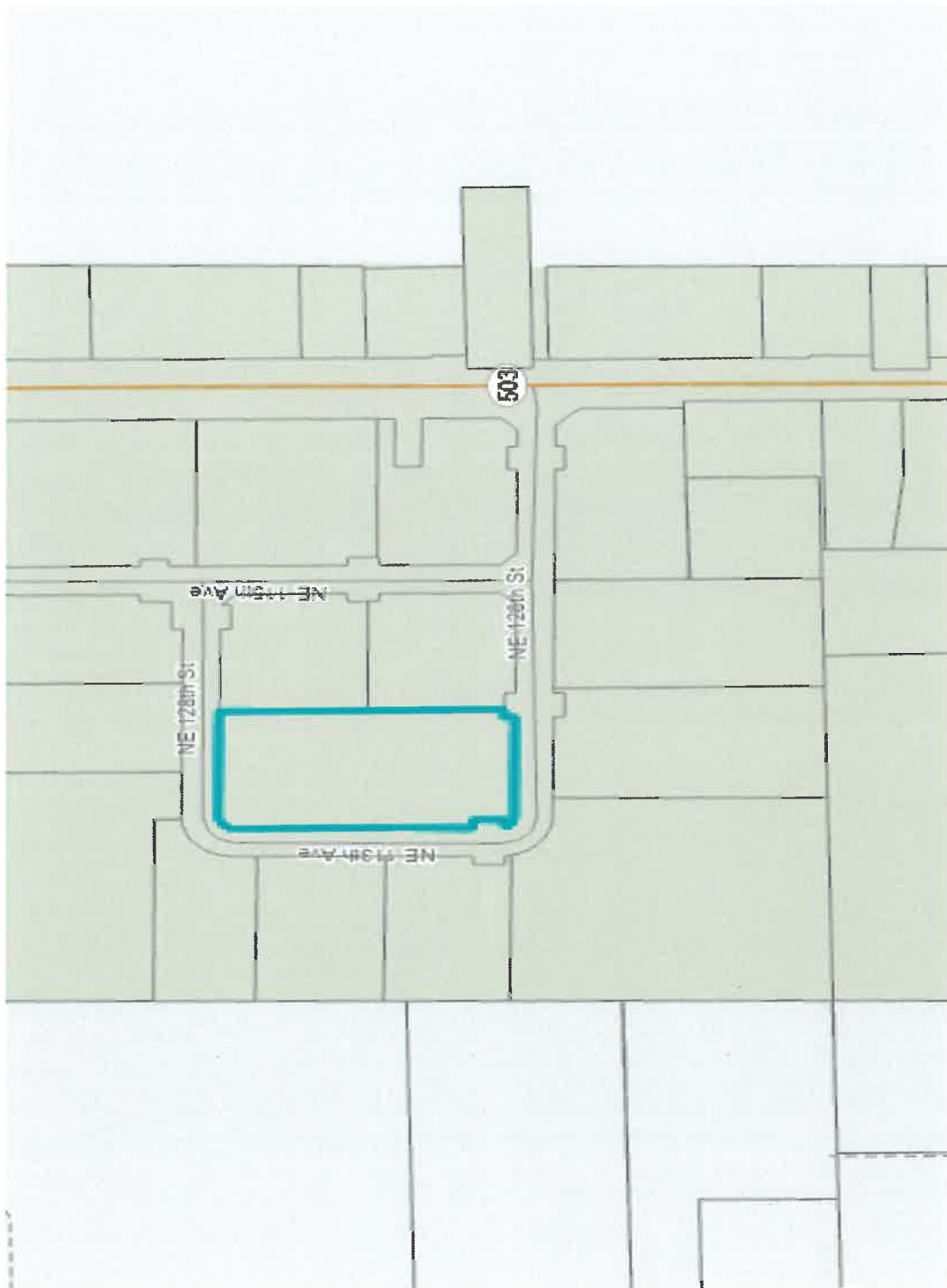
NEW INDUSTRIAL BUILDING
NIELSEN INDUSTRIAL PARK - LOT 15
VANCOUVER, WA 98692
PIN: 086056124
CONSTRUCTION DOCUMENTS

DATE	SCALE
08/11/2011	AS NOTED
2008-10-01	DRAWN BY
08/11/2011	DATE
REV	DESCRIPTION
1	
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A2

ELEVATIONS

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BUILDING CONSTRUCTION



STEEL FRAME - BLOCK BASE - STEEL SIDING - OVERHEAD DOORS - PAVED PARKING



INTERIOR WILL BE SIMILAR CONSTRUCTION AS BUILDING SHOWN - UNION PRAIRIE BUSINESS PARK - BUILT 2017



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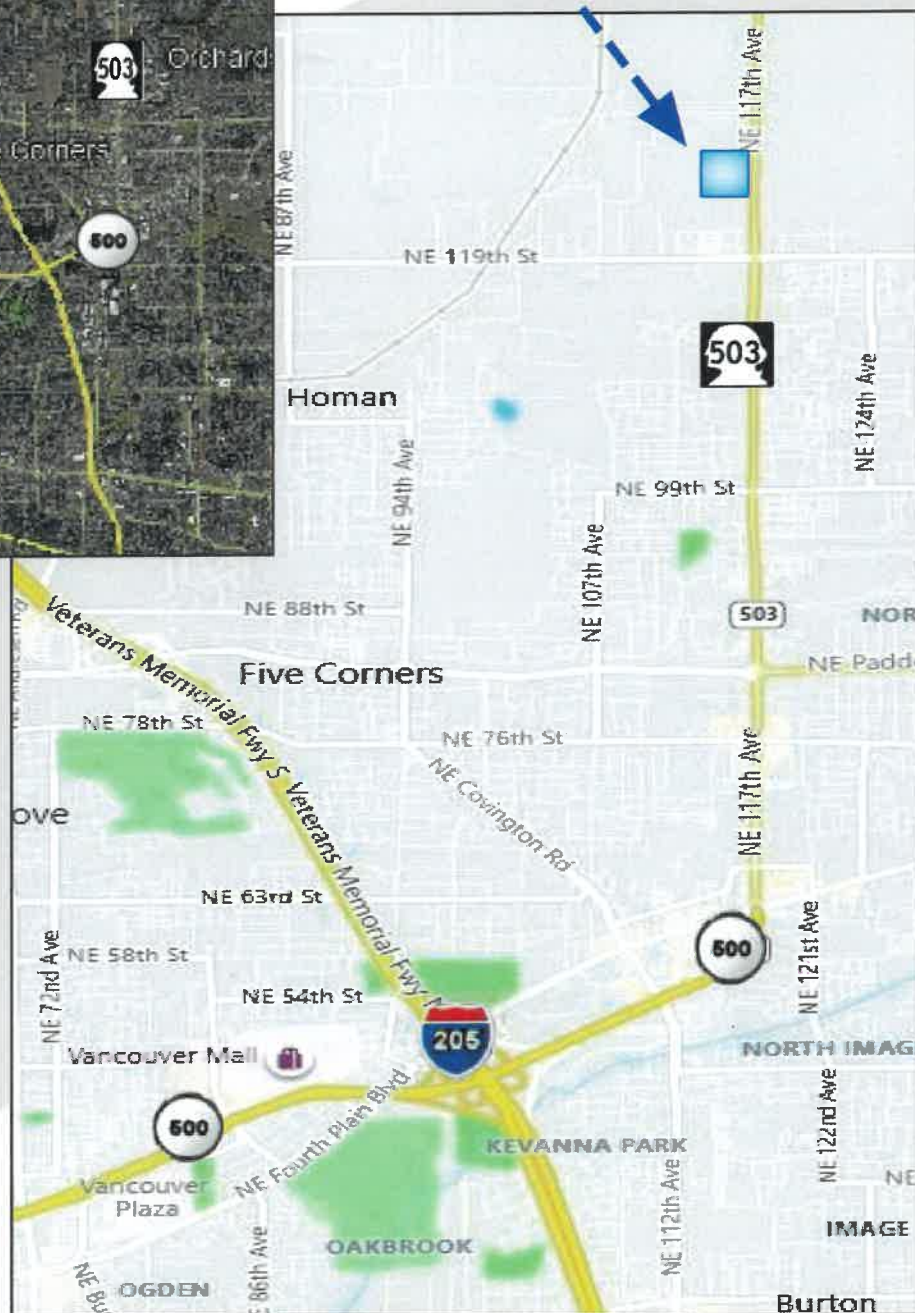
BUILDING CONSTRUCTION

Photo 10/2022



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- 4 Miles to I-205
- 9 Miles to I-5
- 11 Miles to PDX



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