

FOR LEASE

INDUSTRIAL UNIT

GLENWOOD INDUSTRIAL PARK

11406 NE 126th St. - Vancouver, WA



NOW
LEASING

- 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

Kelly Shea

360.921.3710 Cell

Kelly@SheaCRE.com



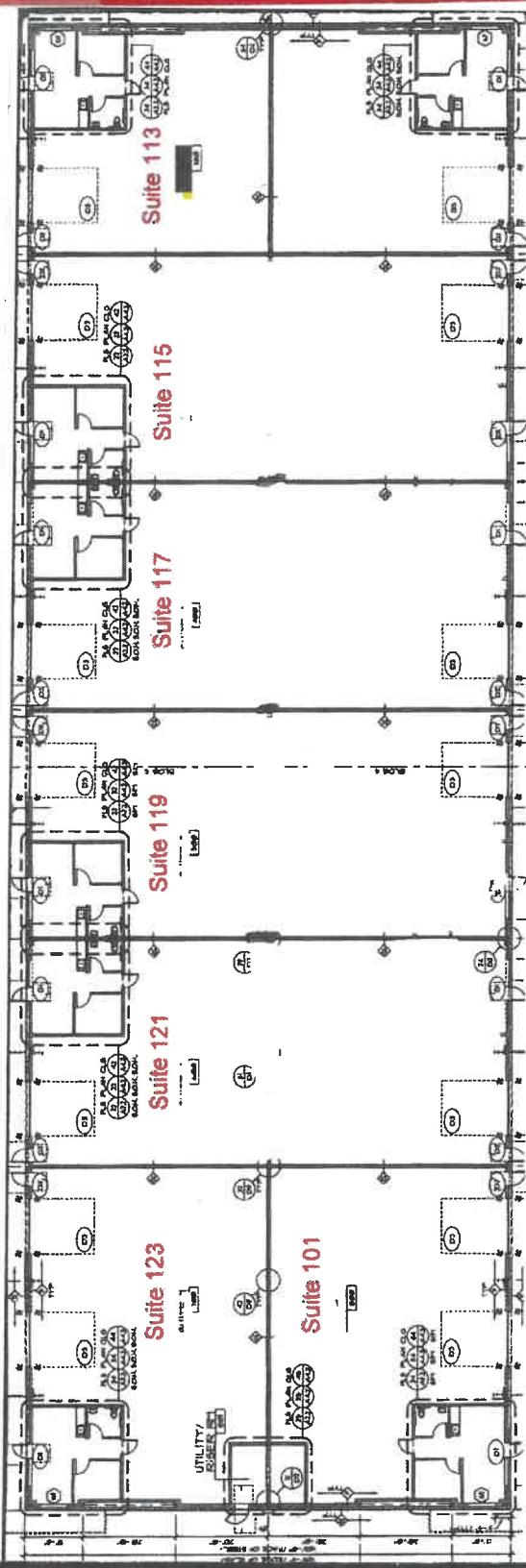
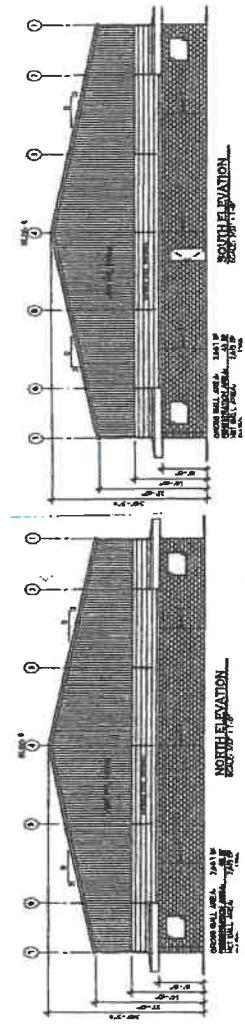
**MAJ COMMERCIAL
REAL ESTATE**

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

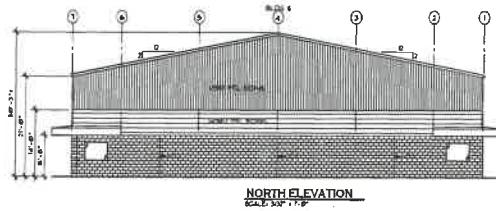
WHILE THE INFORMATION CONTAINED HEREIN IS FROM SOURCES DEEMED RELIABLE, IT HAS NOT BEEN INDEPENDENTLY VERIFIED BY THE MAJ COMMERCIAL REAL ESTATE OR BY BROKER.

New building rents (3% increases annually)

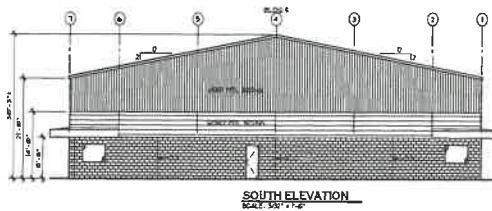
#	Suite	Size	Rent
Space 1.	Suite 113	2,625	\$ 3,900
Space 2	Suite 111	2,625	\$ 3,900
Space 3	Suite 115	5,250	\$ 7,900
Space 4	Suite 117	5,250	\$ 7,900
Space 5	Suite 119	5,250	\$ 7,900
Space 6	Suite 121	5,250	\$ 7,900
Space 7	Suite 123	3,938	\$ 5,900
Space 8	Suite 101	3,666	\$ 5,900



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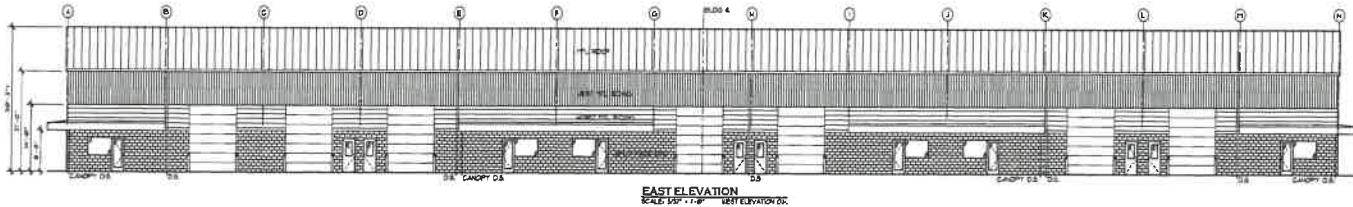
NORTH ELEVATION



SOUTH ELEVATION

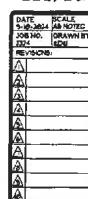


WILSON
ARCHITECTS PLLC
101 1/2 11TH
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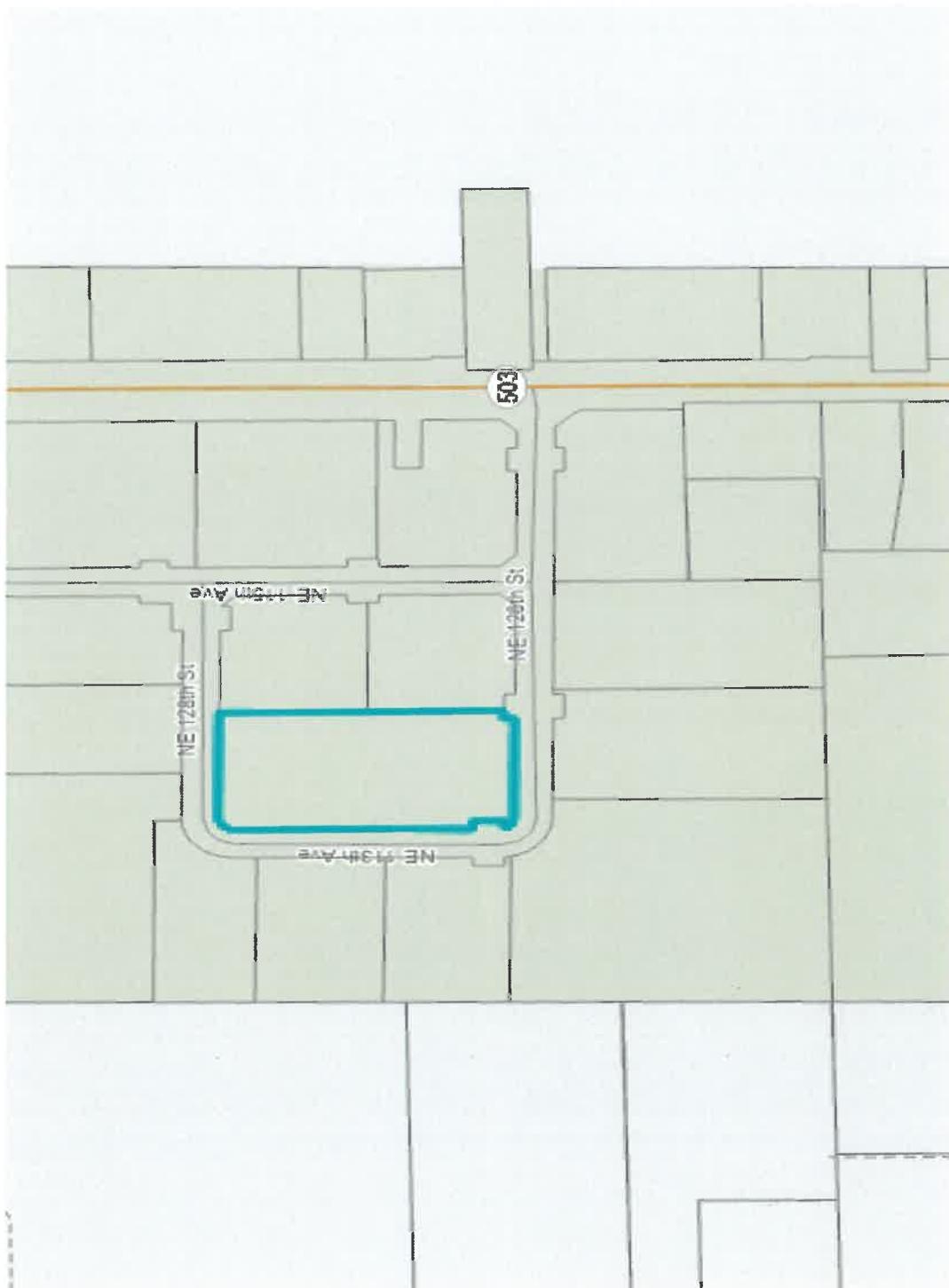


EAST ELEVATION
SCALE: 1/2" = 1'-0" WEST ELEVATION

NEW INDUSTRIAL BUILDING
100 SITES INDUSTRIAL PARK - LOT 15
NO SITES IN BUSINESS
VANCOUVER, WA 98662
PIN: 9860561-26
CONSTRUCTION DOCUMENTS



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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

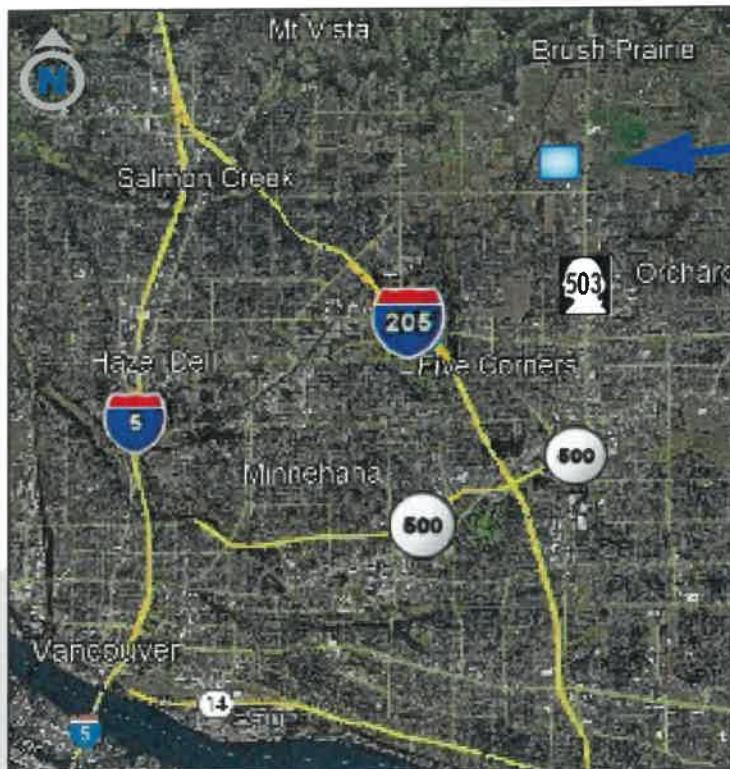


BUILDING CONSTRUCTION

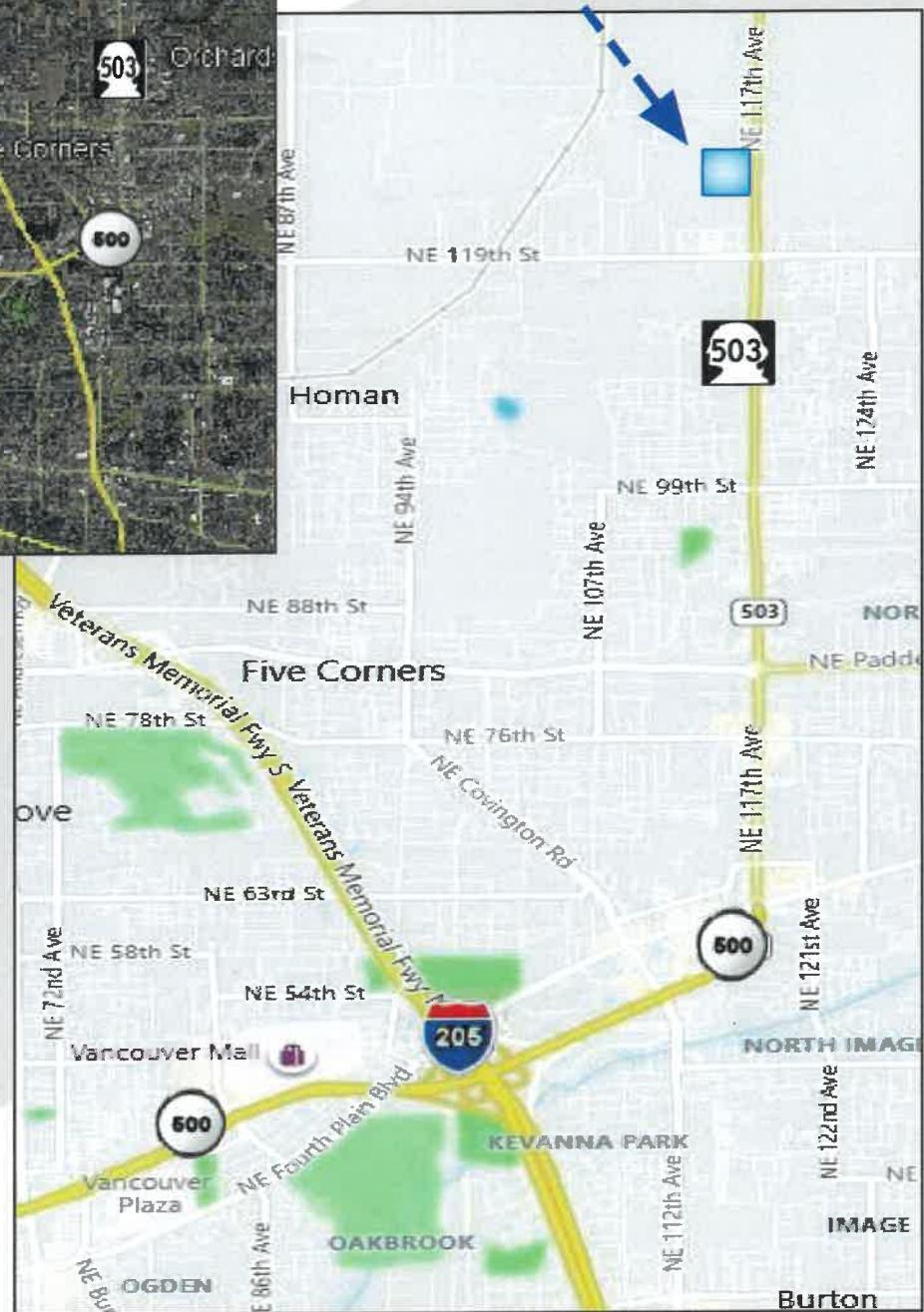


Photo 10/2022





**Glenwood
Industrial
Park**



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



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