



**COLUMBIA**  
BUSINESS CENTER

BUILDING

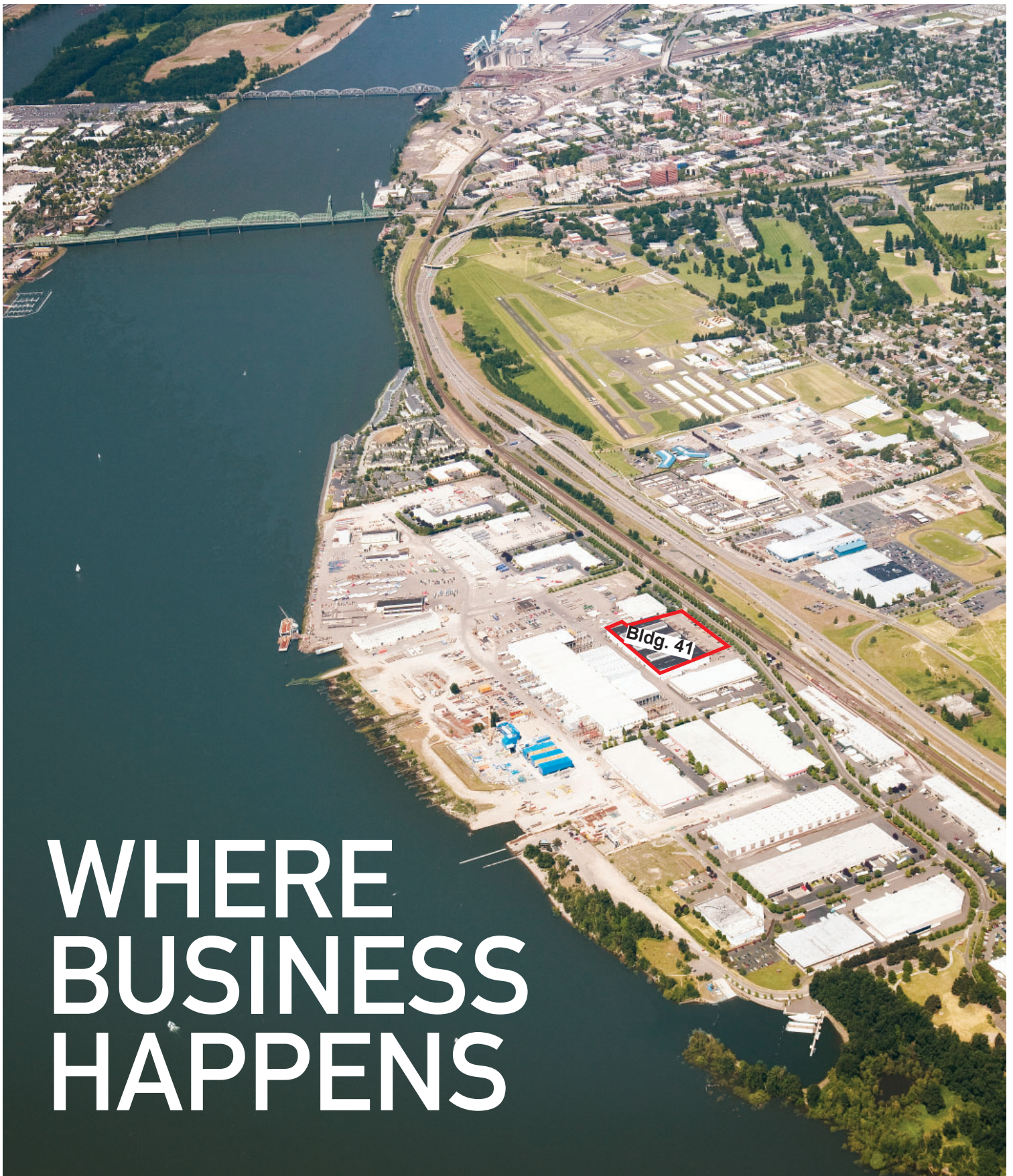
**41**

BAYS

**1 & 3**

SQUARE FEET

**18,331 - 21,811 SF**



**WHERE  
BUSINESS  
HAPPENS**



## BUILDING 41

Situated in a convenient location near I-5, this heavy manufacturing building features high bays, a 50' clear height, and on-site rail service.

SPACE FEATURES	BUILDING FEATURES	PARK FEATURES
<ul style="list-style-type: none"> <li>+ Manufacturing Spaces: Bay 1 - 21,811 SF Bay 3 - 18,331 SF</li> </ul>	<ul style="list-style-type: none"> <li>+ Heavy Manufacturing.</li> </ul>	<ul style="list-style-type: none"> <li>+ 2,400,000 SF across 27 buildings.</li> </ul>
<ul style="list-style-type: none"> <li>+ Suite A with 1,543 SF office area, adjacent to Bay 1, can be leased for an additional cost.</li> </ul>	<ul style="list-style-type: none"> <li>+ Steel and wood-frame, partial metal siding, 64 ft. of exterior craneway per bay.</li> </ul>	<ul style="list-style-type: none"> <li>+ Multi-use buildings can fit various use needs.</li> </ul>
<ul style="list-style-type: none"> <li>+ Overhead cranes of various sizes available. <b>Note:</b> Crane rates separate from building rates and based on number of cranes leased.</li> </ul>	<ul style="list-style-type: none"> <li>+ High bays with a total of 215,128 total SF in building.</li> </ul>	<ul style="list-style-type: none"> <li>+ Over 52 acres of outside storage.</li> </ul>
<ul style="list-style-type: none"> <li>+ 2,500 SF outside yard area, north of the bay, available at additional cost.</li> </ul>	<ul style="list-style-type: none"> <li>+ 50' clear height.</li> </ul>	<ul style="list-style-type: none"> <li>+ Just off Highway 14 – easy access to I-5 and I-205.</li> </ul>
<ul style="list-style-type: none"> <li>+ Rail access available at additional cost.</li> </ul>	<ul style="list-style-type: none"> <li>+ Parking for 50 cars plus truck parking.</li> </ul>	<ul style="list-style-type: none"> <li>+ Zoned for Heavy Industrial and Light Industrial.</li> </ul>
<ul style="list-style-type: none"> <li>+ 50' clear height, 32' under cranes, if applicable.</li> </ul>	<ul style="list-style-type: none"> <li>+ Rail served, with service twice daily.</li> </ul>	<ul style="list-style-type: none"> <li>+ Twice daily rail service to various buildings.</li> </ul>
<ul style="list-style-type: none"> <li>+ Open high bay - 50' wide x 366' long.</li> </ul>	<ul style="list-style-type: none"> <li>+ Fused disconnect power w/ GFI 800 (2) and 1,200 (2) Amps - 277/480 Volts.</li> </ul>	<ul style="list-style-type: none"> <li>+ On-site management team.</li> </ul>
<ul style="list-style-type: none"> <li>+ 3 Phase and Single Phase Power.</li> </ul>	<ul style="list-style-type: none"> <li>+ Great bay ventilation.</li> </ul>	<ul style="list-style-type: none"> <li>+ Services for commercial trucking.</li> </ul>
<ul style="list-style-type: none"> <li>+ Call for Rates.</li> </ul>	<ul style="list-style-type: none"> <li>+ Most bays 50' wide x 366' long.</li> </ul>	<ul style="list-style-type: none"> <li>+ Truck scale/Truck Wash onsite.</li> </ul>
		<ul style="list-style-type: none"> <li>+ 2 Barge Slips (up to 100 ft wide).</li> </ul>
		<ul style="list-style-type: none"> <li>+ Local Ownership.</li> </ul>
		<ul style="list-style-type: none"> <li>+ Washington State tax benefits.</li> </ul>
		<ul style="list-style-type: none"> <li>+ Corporate Business Park amenities.</li> </ul>

BUILDING

BAYS

SQUARE FEET

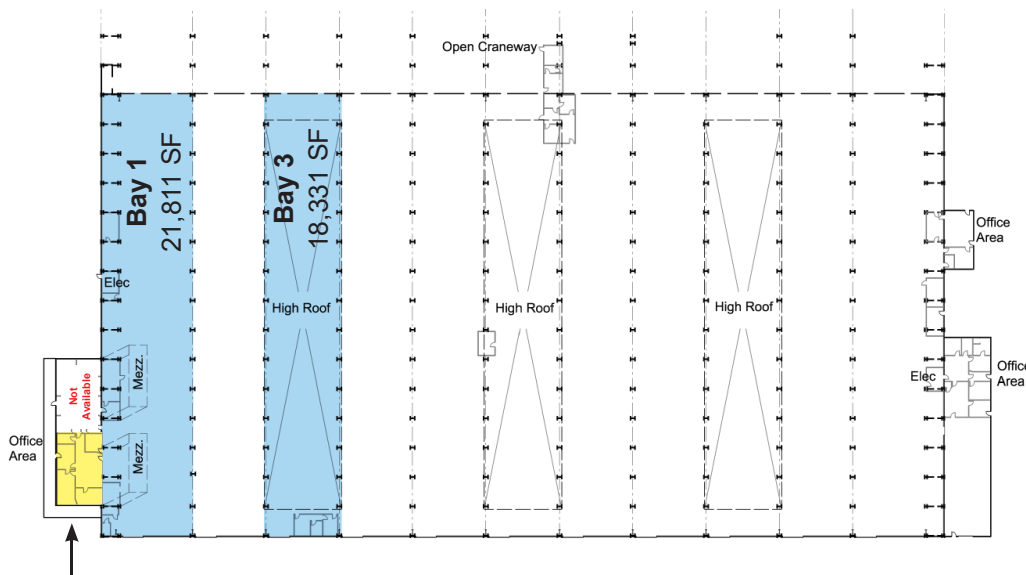
41

1 &amp; 3

18,331- 21,811 SF



## PHOTOS / FLOOR PLAN:



Suite A - 1,543 SF Office Area can be leased at an additional cost.

With 18,331 to 21,811 SF, these Manufacturing Bays are the ideal solution for your industrial needs. These spaces feature a high bay door and 50' clear height.

Outside yard area, on-site rail service and cranes available for an additional charge.

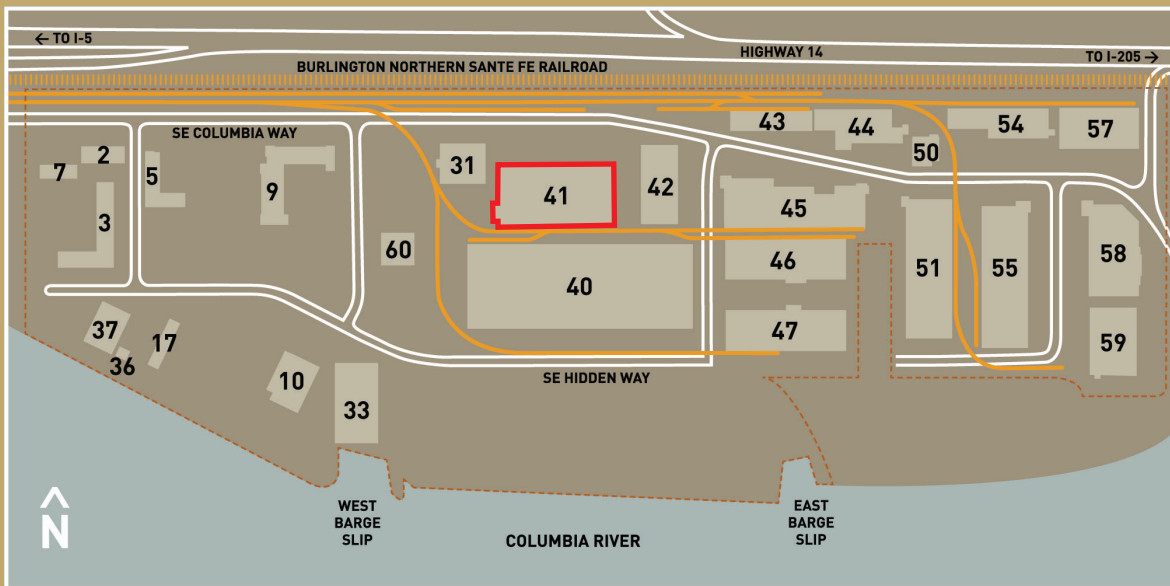


**COLUMBIA**  
BUSINESS CENTER



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

A PROJECT BY

**KILLIAN PACIFIC**

RAIL SERVICE

BUILDINGS

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PROFESSIONALLY MANAGED BY



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BUSINESS CENTER

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