



**COLUMBIA**  
BUSINESS CENTER

BUILDING

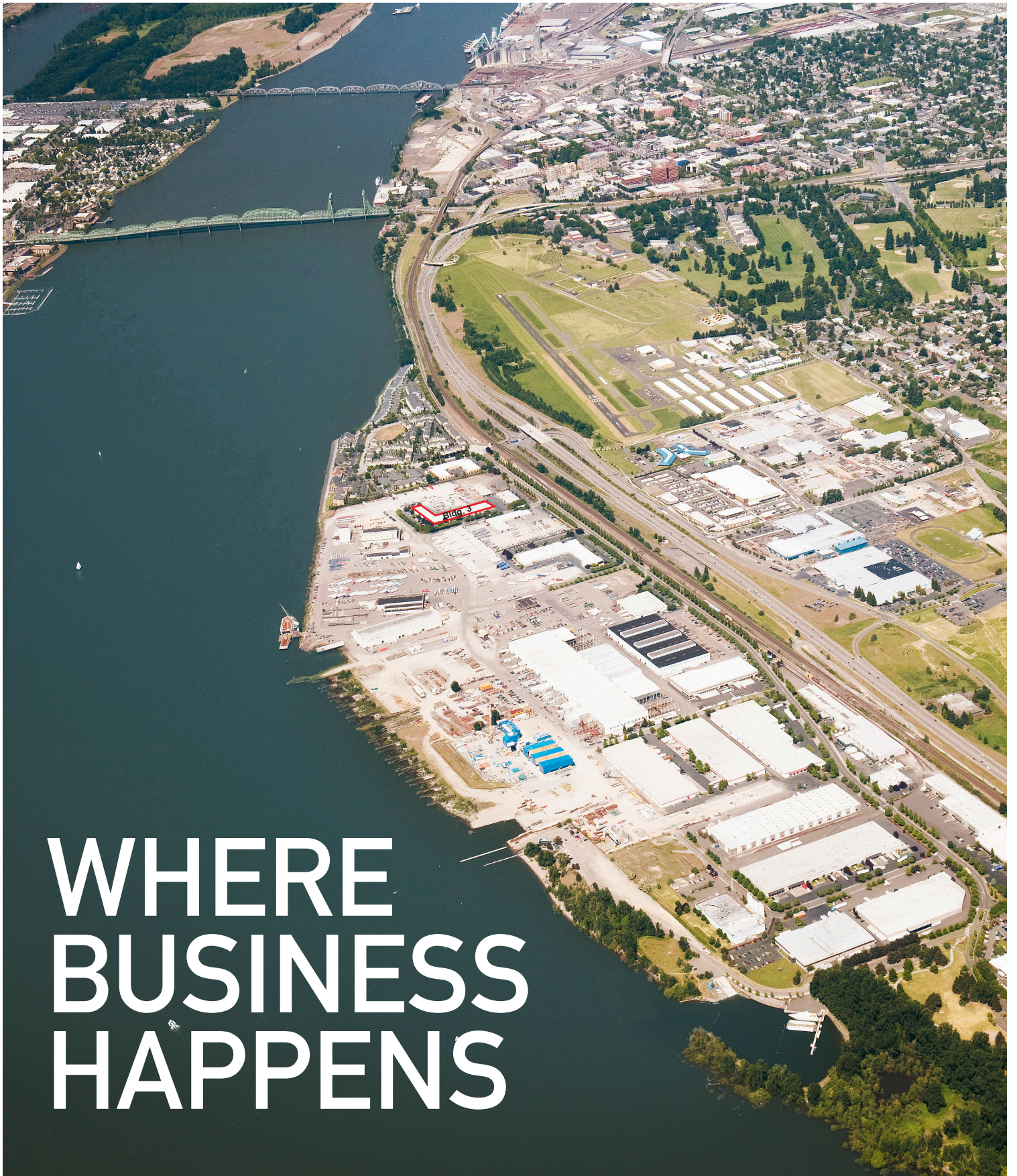
**3**

SUITE

**290**

SQUARE FEET

**2,011**



**WHERE  
BUSINESS  
HAPPENS**

**BUILDING 3**

Located conveniently just east of I-5, this modern building features great visibility, a park-like setting, and commercial warehouse/office space.

SPACE FEATURES	BUILDING FEATURES	PARK FEATURES
<ul style="list-style-type: none"> <li>+ <b>Sublease - ends on 3/31/2026.</b></li> </ul>	<ul style="list-style-type: none"> <li>+ Service Industrial/Light 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>+ Small and Efficient 2,011 SF Flex Space.</li> </ul>	<ul style="list-style-type: none"> <li>+ Concrete Tilt Up Construction with 50,452 SF.</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>+ 1,035 SF Office Area.</li> </ul>	<ul style="list-style-type: none"> <li>+ 14' Clear Height.</li> </ul>	<ul style="list-style-type: none"> <li>+ Over 52 acres of outside storage.</li> </ul>
<ul style="list-style-type: none"> <li>+ 976 SF Warehouse Area.</li> </ul>	<ul style="list-style-type: none"> <li>+ Parking for 152 cars – truck parking in front of docks.</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>+ 1 Grade Level Door</li> </ul>	<ul style="list-style-type: none"> <li>+ 20 Grade Level Doors + 1 with grade door dock access.</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>+ 14' Clear Height.</li> </ul>	<ul style="list-style-type: none"> <li>+ 1 Shared Exterior Loading Dock.</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>+ Dry System Fire Suppression.</li> </ul>	<ul style="list-style-type: none"> <li>+ All Offices have HVAC.</li> </ul>	<ul style="list-style-type: none"> <li>+ On-site management team.</li> </ul>
<ul style="list-style-type: none"> <li>+ Attractive Modern Building.</li> </ul>	<ul style="list-style-type: none"> <li>+ Wet and Dry Fire Suppression.</li> </ul>	<ul style="list-style-type: none"> <li>+ Services for commercial trucking.</li> </ul>
<ul style="list-style-type: none"> <li>+ 120/208 Volt power.</li> </ul>	<ul style="list-style-type: none"> <li>+ 800 &amp; 1,200 amps - 120/208 volts.</li> </ul>	<ul style="list-style-type: none"> <li>+ Truck scale/Truck Wash onsite.</li> </ul>
<ul style="list-style-type: none"> <li>+ Call for Rates.</li> </ul>	<ul style="list-style-type: none"> <li>+ Contemporary building with professional landscaping.</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>+ Great Visibility.</li> </ul>	<ul style="list-style-type: none"> <li>+ Local Ownership.</li> </ul>
	<ul style="list-style-type: none"> <li>+ 25' x 20' - 3" Column spacing.</li> </ul>	<ul style="list-style-type: none"> <li>+ Corporate business park amenities.</li> </ul>
		<ul style="list-style-type: none"> <li>+ Washington State tax benefits.</li> </ul>

BUILDING

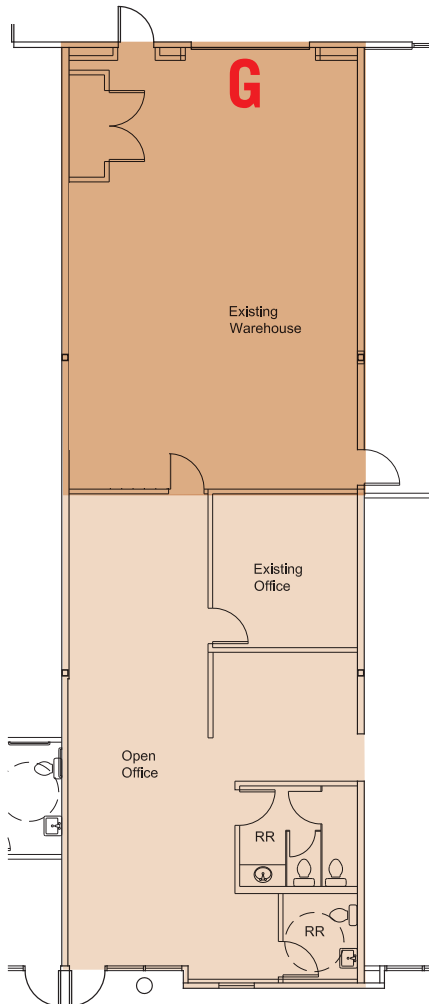
3

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**PHOTOS / FLOOR PLAN:**

At just over 2,000 square feet, this warehouse and office space is ready to take on your commercial needs. It's a good bet that this is just what your maturing business is looking for.

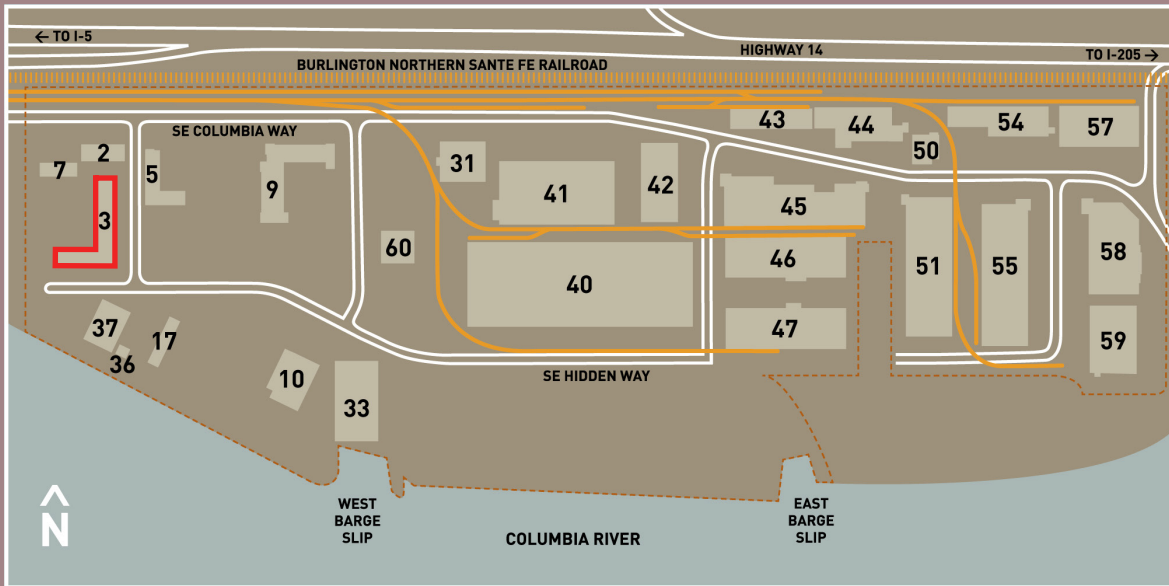
Warehouse Area
  Office Area

**G** = Grade Door



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 v

A PROJECT BY

**KILLIAN PACIFIC**

RAIL SERVICE   
BUILDINGS 

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