

# FOR LEASE

## WALNUT GROVE INDUSTRIAL PARK

6115 NE 63rd Street | Vancouver, WA 98661



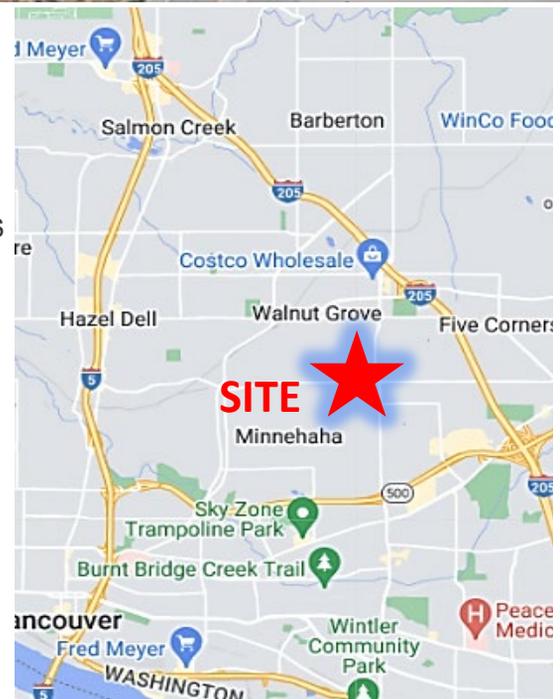
900 Washington St, Suite 850, Vancouver, WA  
360.597.0574 | www.fg-cre.com



## PROPERTY HIGHLIGHTS

### Availabilities:

- **28,000 - 56,000 SF** warehouse/manufacturing building, delivers 2026, 2 grade doors, 6 docks, 72 parking spaces - call for terms
- **Yard space:** 10,000 SF fenced yard
- **Suite 6101:** 1,500 SF
- **Suite 6205:** 12,000 SF (approx. 2,000 SF office) – floor plan page 6
- Rate: \$0.91 - \$1.00/SF NNN
- Excellent location situated on a main thoroughfare, centrally located
- 10 minutes to downtown Vancouver; 18 minutes to Portland Int'l Airport; 20 minutes to downtown Portland



### FOR MORE INFORMATION:

Brett Irons  
360.597.0574 | biron@fg-cre.com

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54,746 SF  
WAREHOUSE/MANUFACTURING  
& OFFICES; 2 TENANTS  
Delivery 2026

2. 75' 6-bay loading berth  
3. Site parking



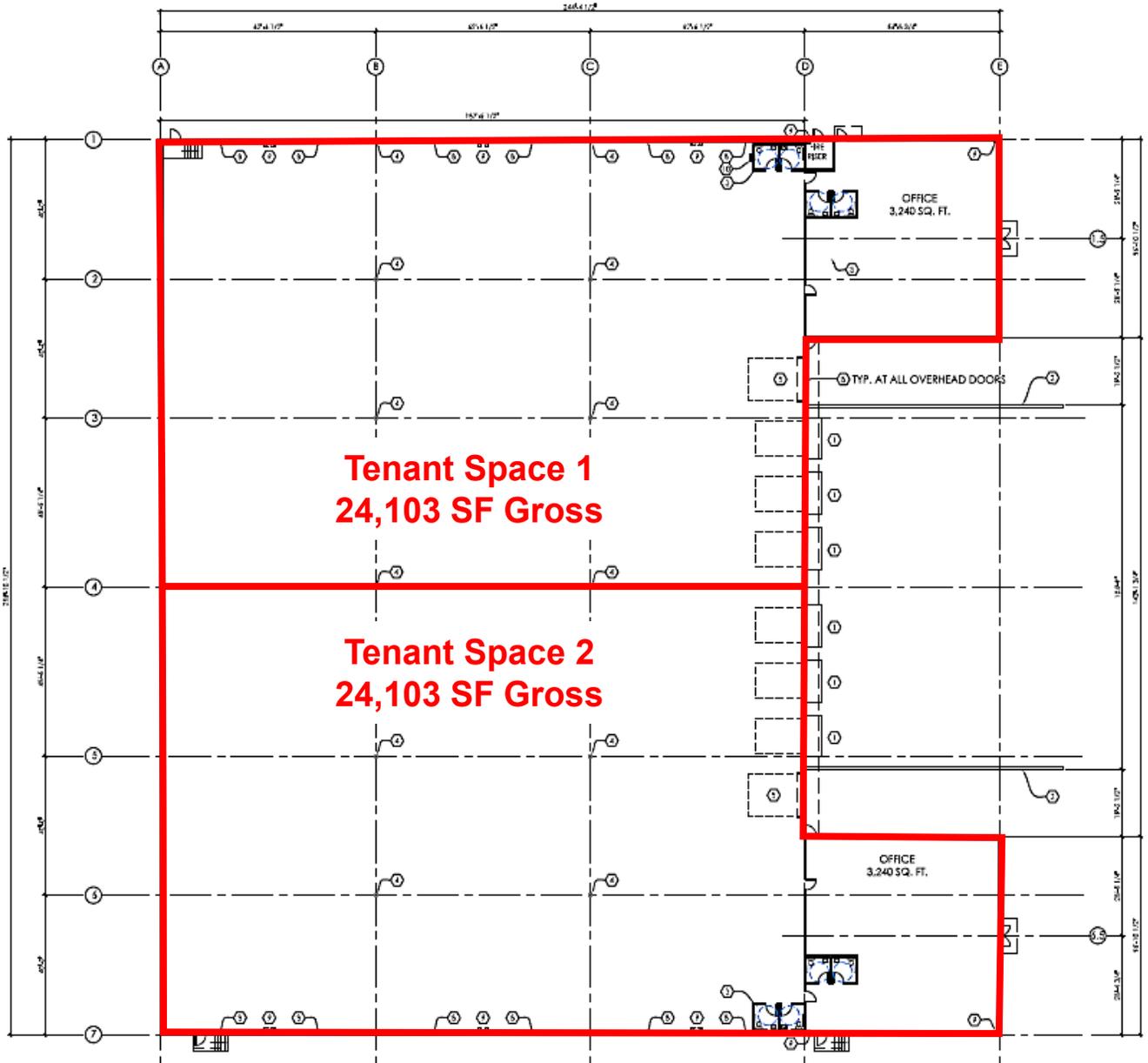
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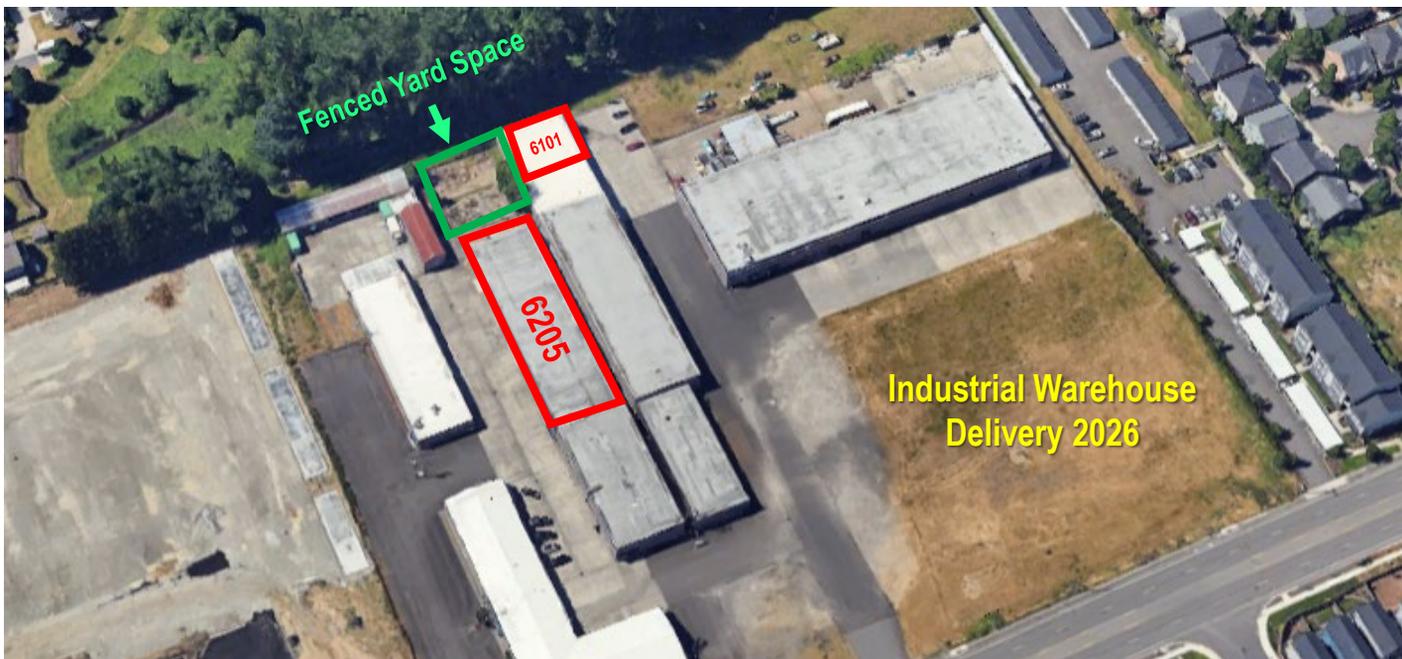
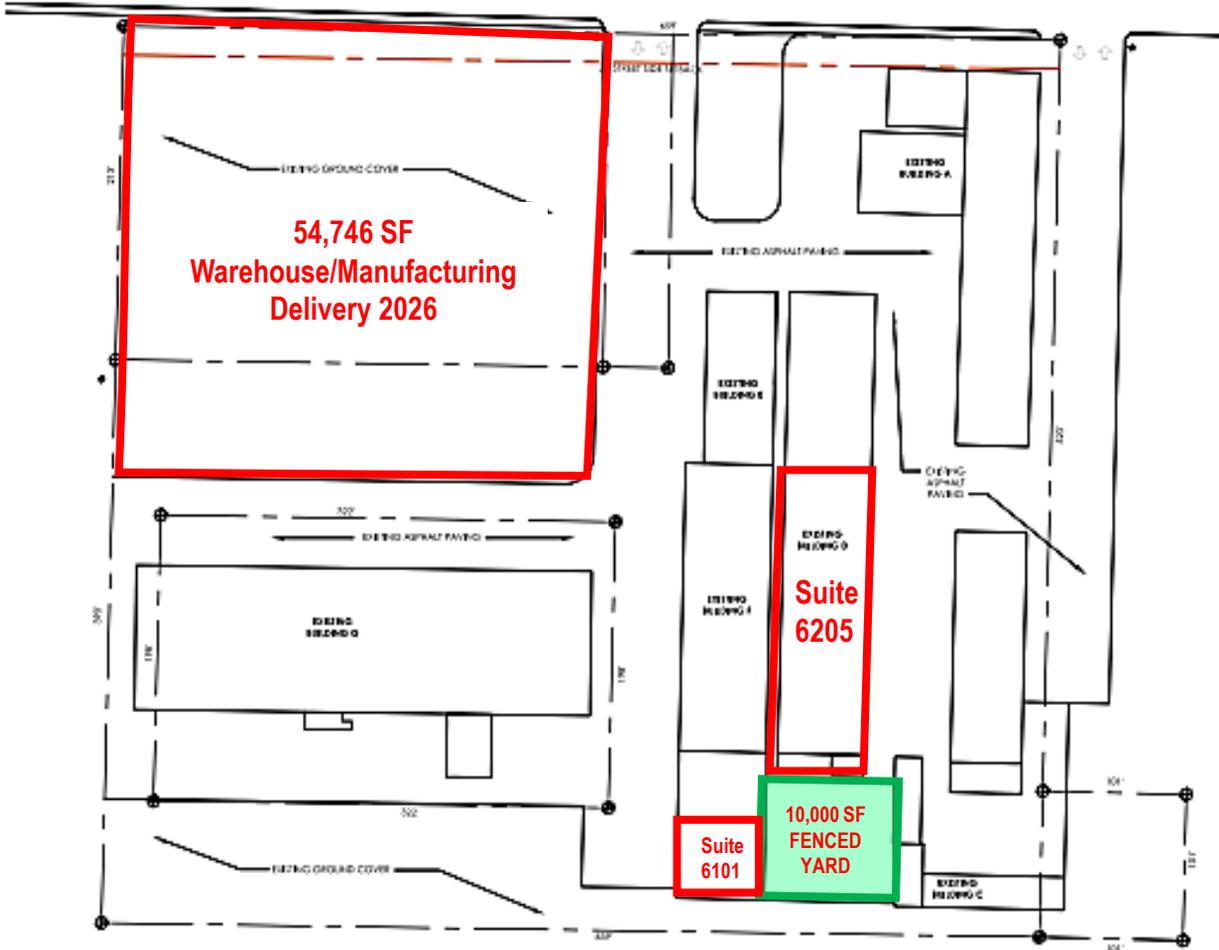
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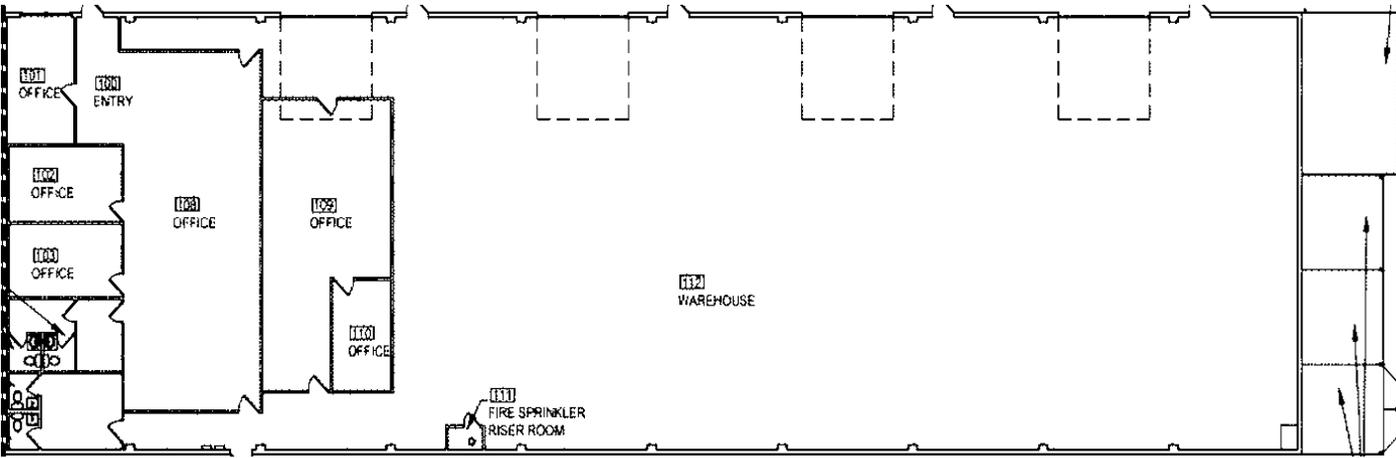
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## 2024 Demographics

	2-Mile	5-Mile	10-Mile
Est. Population	57,487	285,773	673,819
<b>Avg. Household Income</b>	<b>\$84,847</b>	<b>\$91,659</b>	<b>\$105,675</b>
Daytime Employment	22,091	113,405	322,087

## Average Daily Traffic Counts

NE 63rd St @ NE 66th Ave W – 11,184  
 NE Andresen Rd @ NE 63rd St N – 22,413  
 NE Andresen Rd @ NE 60th St N – 23,946

This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.