



# 18785 & 18637 SE EVERGREEN HWY

VANCOUVER, WA 98683

Colliers

14.31 Acres

For Sale

## TALOR OKADA

Executive Vice President

+1 425 492 5145

[talor.okada@colliers.com](mailto:talor.okada@colliers.com)

## BRIAN YOAKUM, SIOR

Executive Vice President

+1 503 499 0070

[brian.yoakum@colliers.com](mailto:brian.yoakum@colliers.com)

## JACK DENNIS

Associate

+1 425 453 3144

[jack.dennis@colliers.com](mailto:jack.dennis@colliers.com)



Property	18785 & 18637 SE Evergreen Hwy Vancouver, WA 98683
Legal Description	#3-4-7-9 H MARTIN DLC 8.30A M/L and #118 WM M SIMMONS DLC 1.60A
Property Type	Industrial
Acreage	Approx. 14.31 acres (623,343 SF)
Total SF of Buildings	Approx. 34,026
Office SF	2,038 SF two-story stand-alone building
Improvements	Four metal-framed buildings approximately 18,565, 7,621, 2,505 and 2,375 SF in addition to the office building
Frontage	Along SE Evergreen Highway & Washington State Route 14
Land coverage	5%
Year built	1966
Zoning	Heavy Industrial (IH)
Barge	Functional barge dock accessing the Columbia River
Price	<b>\$10,635,000</b>



## INDUSTRIAL REDEVELOPMENT WITH FLEXIBLE USE

Existing structures on substantial acreage provide a functional foundation for light operations, storage, or adaptive reuse, allowing immediate occupancy or phased redevelopment.



## PRIME VANCOUVER LOCATION WITH EXCEPTIONAL ACCESS

Situated within the Cascade Park industrial submarket, the site benefits from direct frontage on SR-14 and proximity to regional highways, providing excellent connectivity to Portland, Vancouver, and the surrounding metro area.



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