



FOR SALE



# 10503 NE 72ND AVENUE LAND

## Industrial Zoned Land

9.62 Acres | Call Brokers For Pricing

10503 NE 72nd Ave, Vancouver, WA 98686

- Prime Location Near I-205
- Zoning: [Industrial Light \(IL\) Clark County](#)

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# PROPERTY SUMMARY



## PROPERTY DETAILS

Address	10503 NE 72nd Ave, Vancouver, WA 98686
Land Size	9.62 Acres
N° of Parcels Available	1
Use Type	Undeveloped Land
Zoning	<a href="#">Industrial Light (IL) Clark County</a> Allowing for Light Industrial Service and Manufacturing
Utilities	Utilities to Site
Sale Price	Call Brokers For Pricing

## Location Features

- Highly visible with frontage on 72nd Avenue
- In close proximity to the I-205 / NE Padden Parkway interchange
- 72nd Avenue has in excess of 27,000 daily trips
- Centrally located within Clark County

## Nearby Highlights

- Costco Wholesale
- Black Rock Coffee
- Burger King
- Cameo Cafe
- Carol's Corner Cafe
- Krispy Kreme
- Panda Express
- Sachi Sushi
- Starbucks
- Subway
- Taco Bell
- The Home Depot
- Vancouver Mall
- Wendy's





# LOCAL AERIAL MAP



DRIVE TIMES		
Location	Distance from Property	
Vancouver, WA	8 miles	≈ 15 min
Ridgefield, WA	12 miles	≈ 17 min
Portland, OR	17 miles	≈ 26 min

\*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024 | Map data ©2024 Google Imagery ©2024, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO

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