

# The VIC

# INDUSTRIAL SPACE FOR LEASE

*Designed with Creators, Makers and Innovators in Mind*



18110 SE 34<sup>th</sup> Street, Vancouver WA 98693



## 32,841 SF SF Manufacturing & Flex Space

- Full HVAC, heavy electrical, floor drains, and air lines
- Dock high door & grade loading for industrial tenants
- Unparalleled convenience & connectivity - The VIC is easily accessible from Hwy 14 which connects to I-205 & I-5 facilitating easy travel throughout both Washington & Oregon
- The Commons - campus amenity center for tenants

**Mark Childs, SIOR**  
Principal

503-542-4350

markc@capacitycommercial.com

**Daniel Sayles**  
Senior Associate Broker

503-542-4351

dsayles@capacitycommercial.com

**Daniel Helm, SIOR**  
Senior Vice President

503-542-2899

dhelm@capacitycommercial.com

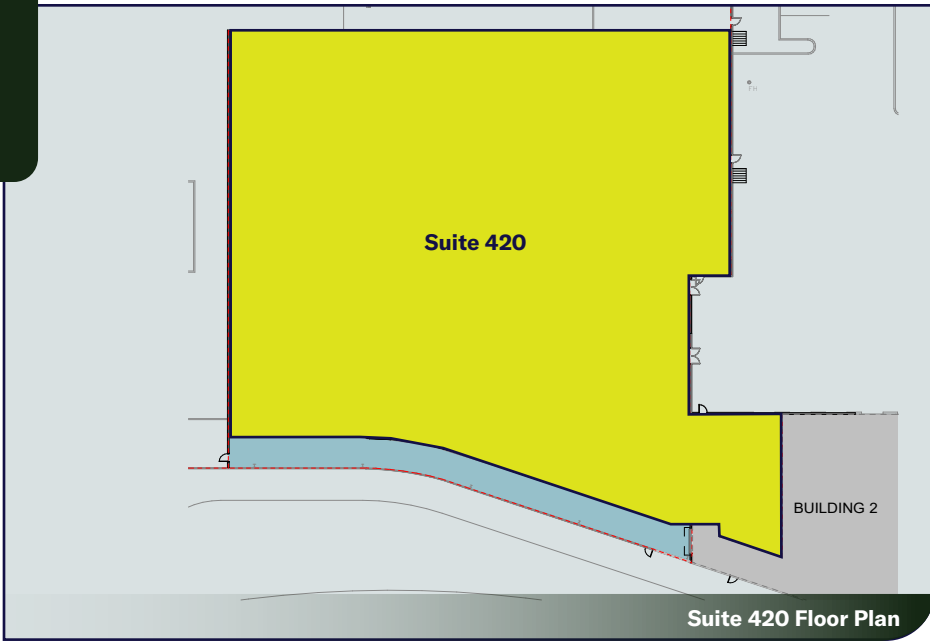
# PROPOSED CAMPUS MASTERPLAN

*The*  
**VIC**



# PROPERTY LAYOUT

The  
VIC



SUITE 420 DETAILS	
Suite Total SF	32,841 SF
Office SF	To Suit Tenant
Dock Loading	3 Dock High
Clear Height	20' - 36'
Sprinklers	Wet
Power	800 Amps 480 Volts (more available)
Zoning	Light Industrial (IL)
Temp. Control	Full HVAC



# PROPERTY LOCATION

The  
VIC



The VIC's prime location offers unparalleled convenience and connectivity for both residents and businesses alike. Situated with easy access to Highway 14, connecting seamlessly to I-205 and I-5, the property enjoys optimal transportation links to major cities and key destinations. Additionally, its close proximity, a mere 8 miles, to the PDX international airport facilitates seamless air travel.





**THE VIC**

18110 SE 34<sup>th</sup> Street Vancouver, WA

503-326-9000

<https://thevicwa.com/>