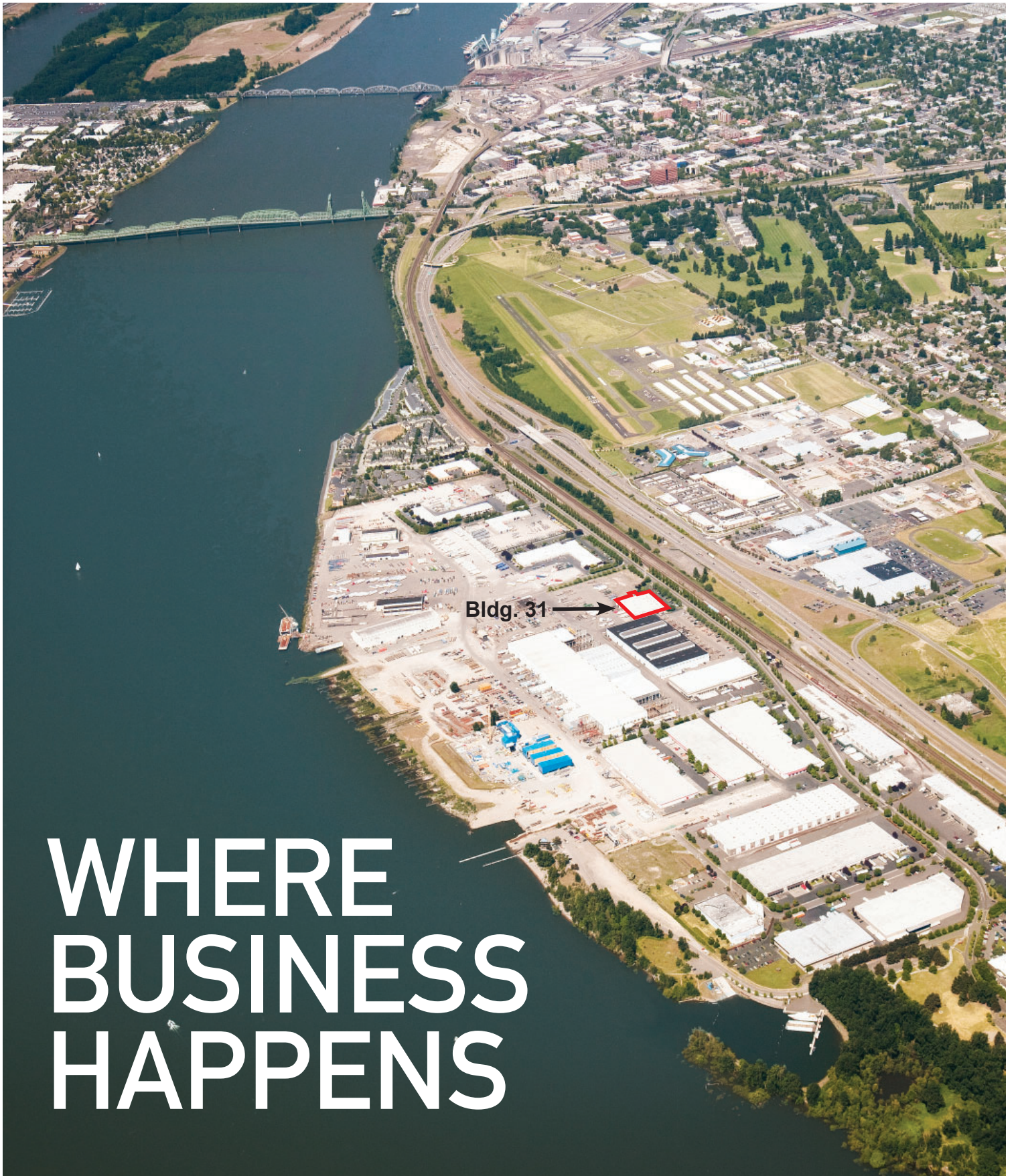


Bldg. 31 →

**WHERE
BUSINESS
HAPPENS**



BUILDING 31

This contemporary high bay building features upgraded office space, grade level doors, and an attractive glass storefront at the northern side of the building.

SPACE FEATURES

- + Suite 110: 23,024 SF shell.
- + 4,377 SF Office area and 18,647 SF Warehouse area, 3 restrooms.
- + 1 Grade door.
- + 7 Dock doors, 2 with levelers.
- + Large windows in reception area and front office for natural light.
- + 225 amps of 480 volt 3 phase power.
- + All offices have HVAC.
- + Dry system fire suppression.
- + Available Now.
- + Call for Rates.

BUILDING FEATURES

- + Light Manufacturing.
- + Concrete tilt up construction with 47,706 SF.
- + Clear Height 25'
- + Parking for 62 cars – truck parking in front of docks.
- + 9 Dock high doors.
- + 4 Grade level doors.
- + All offices have HVAC.
- + Dry system fire suppression.
- + 480 Volt 3 phase power.
- + Attractive modern building.
- + Extensive glass storefront on the north side.
- + Great visibility.
- + 42' x 40' Column spacing.

PARK FEATURES

- + 2,400,000 SF across 27 buildings.
- + Multi-use buildings can fit various use needs.
- + Over 52 acres of outside storage.
- + Just off Highway 14 – easy access to I-5 and I-205.
- + Zoned for Heavy Industrial and Light Industrial.
- + Twice daily rail service to various buildings.
- + On-site management team.
- + Services for commercial trucking.
- + Truck Scale/Truck Wash/Cardlock Station.
- + 2 Barge Slips (up to 100 ft wide).
- + Local Ownership.
- + Washington State tax benefits.
- + Corporate Business Park amenities.

BUILDING

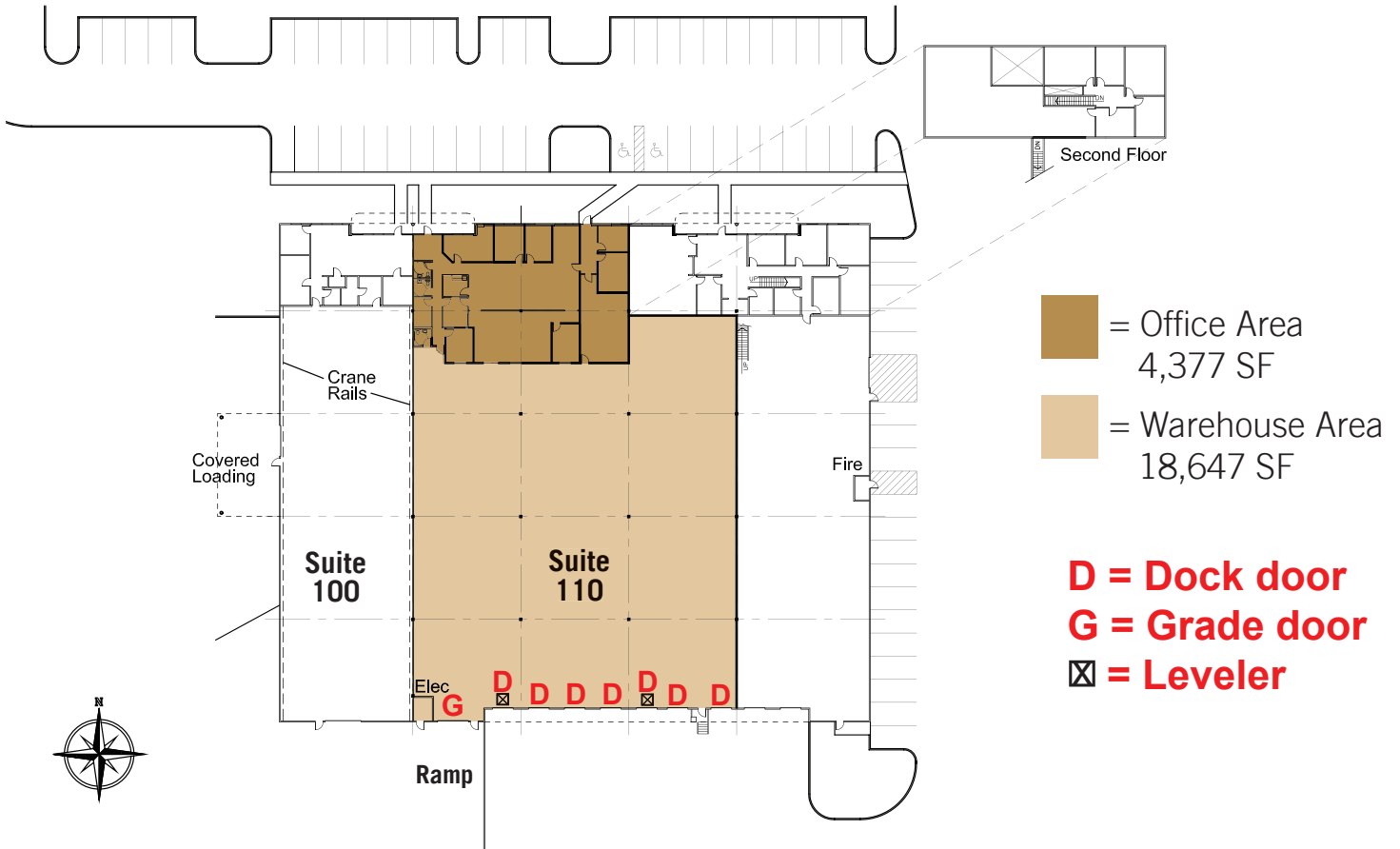
31

SUITE

110

SQUARE FEET

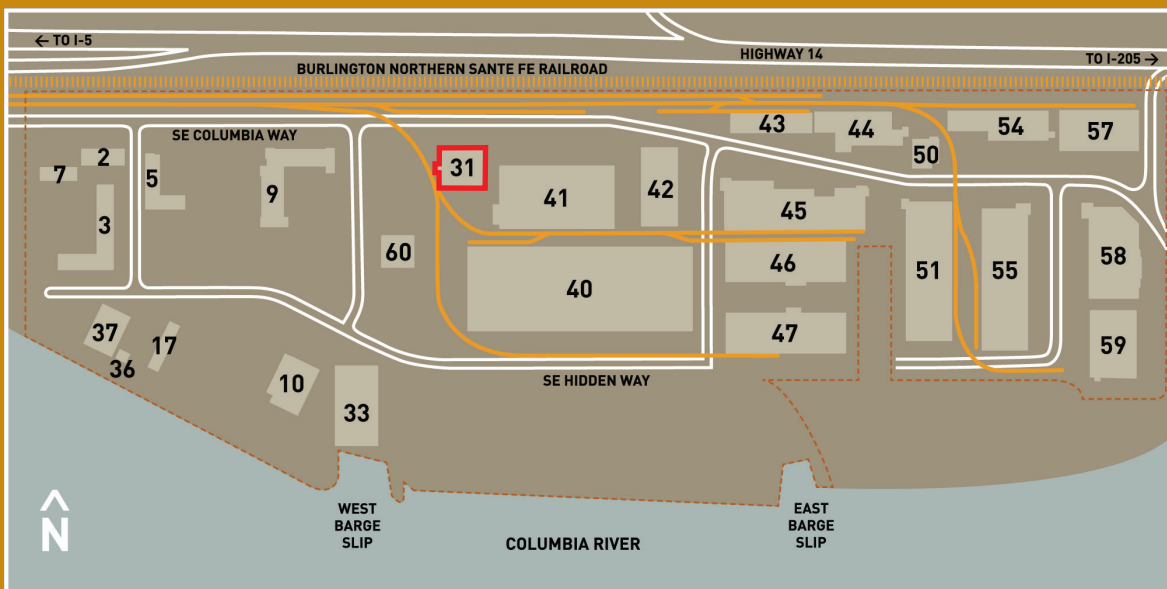
23,024





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

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KILLIAN PACIFIC

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 BUILDINGS 

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