

FOR SALE 1305 W. 17th St.
Vancouver, WA 98660

44,000 SF Industrial Bldg. with Fenced Yard

**Warehouse/Office with
Heavy Power and Yard Area
plus Add'l Parcels**



**Columbia
Commercial**
Commercial Leasing | Sales | Property Management

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The information contained herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase or lease.

PROPERTY INFO:

Warehouse/Office Space (#2 on map):

- 44,000 SF Shell
- Warehouse Area: 36,036 SF
- 4 Grade Doors (3 oversized - 19' W x 16' H)
- 6 Dock Doors (6 oversized - 19' W x 16' H including 2 Pony Docks, 1 Recessed Dock)
- Clear Height: 21'
- Heavy Power - 240v/3 Phase & 480v/3 Phase with combined 8,000 amps
- Restroom in Warehouse Area
- Zoning: Heavy Industrial (IH)
- Office Area:
1st Floor - 4,894 SF Space
2nd Floor - 2,800 SF Space
Total - 7,964 SF
- Yard Area (#1,#3,#4,#4a,#5 on map):
Approx. 35,565 SF
Paved & Fenced with Lighting

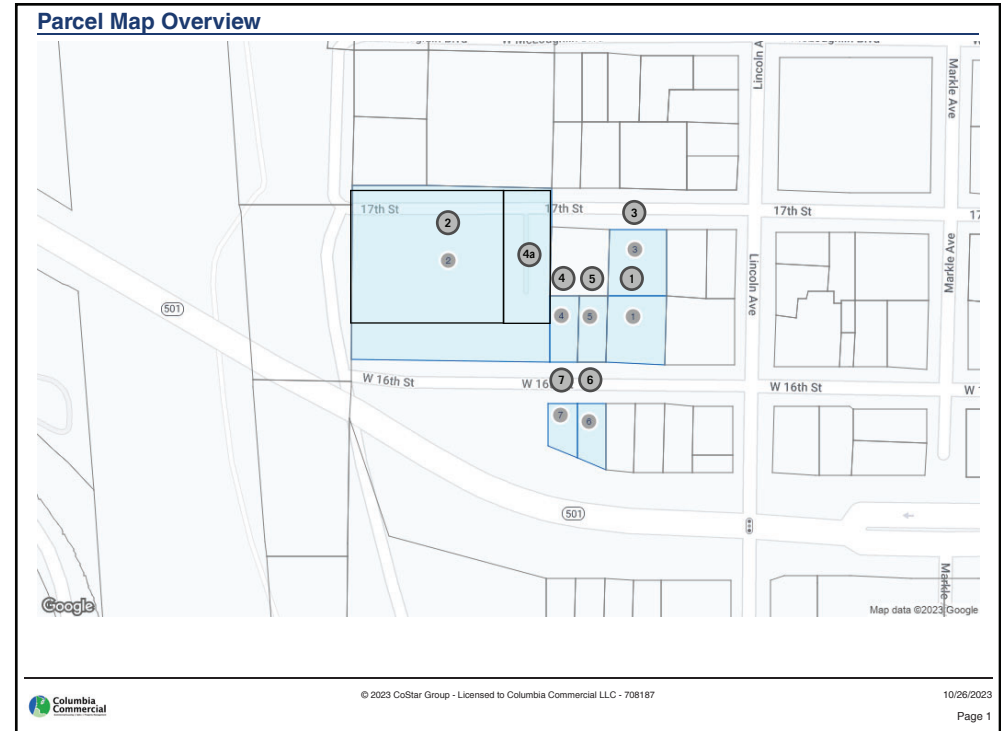
Two Additional Parcels: (#6,#7 on map):

- Location: South side of W. 16th St.
- Parcel #6: 3,920 SF
- Parcel #7: 3,049 SF
- Zoning: City Center (CX)



1305 W 17th St., Vancouver, WA 98660
(Located on west side of town in industrial area)

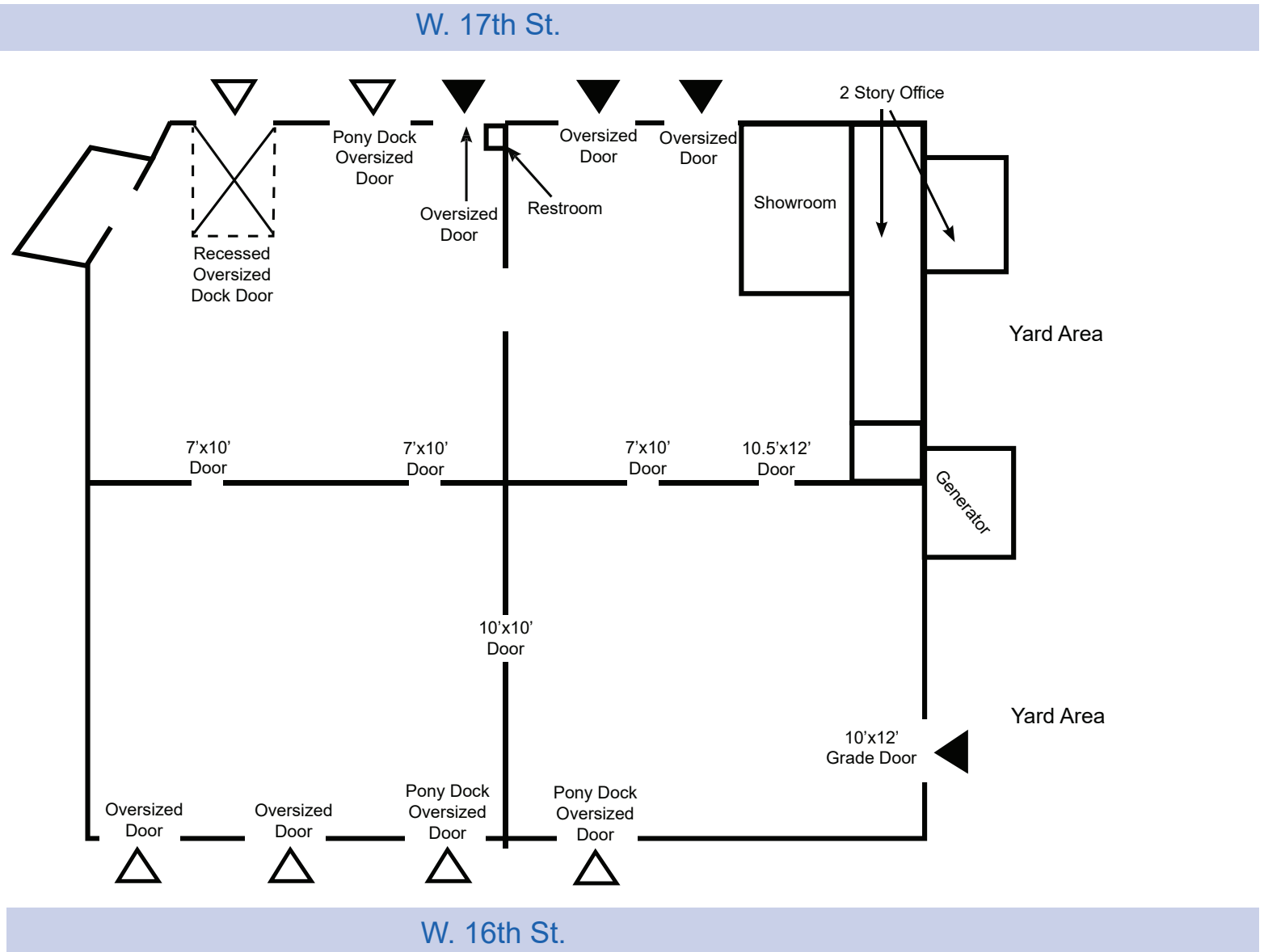
**Commercial property suitable for Owner/User
or value-add Investment Opportunity**



SALE PRICE:

\$6,600,000 (\$150.00/SF)

WAREHOUSE/OFFICE FLOOR PLAN



Oversized Doors are 19' W and 16' H

△ = Dock Door

▲ = Grade Door

1305 W. 17th Street | Vancouver, Washington 98660

PHOTOS



Warehouse Interior



Warehouse Interior

AERIAL MAP - ZOOM IN



AERIAL MAP - ZOOM OUT



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