



FOR SALE



1401 W FOURTH PLAIN BLVD

Available Industrial Space

± 261,540 SF on 12.13 Acres | Call Brokers for Pricing

1401 W Fourth Plain Blvd, Vancouver, WA 98660

- Zoning: Heavy Industrial (IH)
- Eighteen (18) Dock Doors and Three (3) Grade Doors
- Rail Accessibility
- Building is Safe Quality Food (SQF) Certified

MARK CHILDS, SIOR

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PROPERTY SUMMARY



| PROPERTY DETAILS | |
|------------------|---|
| Address | 1401 W Fourth Plain Blvd, Vancouver, WA 98660 |
| Available Space | ± 261,540 SF |
| Office Size | 16,000 SF |
| Lot Size | 12.13 Acres |
| Year Built | 1948 |
| Dock Doors | Eighteen (18) Dock Doors |
| Grade Doors | Three (3) Grade Doors |
| Clear Height | 18' – 24' |
| Power | 10k Amps |
| Rail Potential | Yes |
| Zoning | Heavy Industrial (IH) |
| Sale Price | Call Brokers for Pricing |

Location Features

- Immediate access to I-5 via W Fourth Plain Blvd
- Quick connectivity to SR-14 and I-205
- Located just across the Columbia River from Portland, ideal for cross-state business
- Vancouver location with strong transportation infrastructure





FLOOR PLAN

FLOOR PLAN

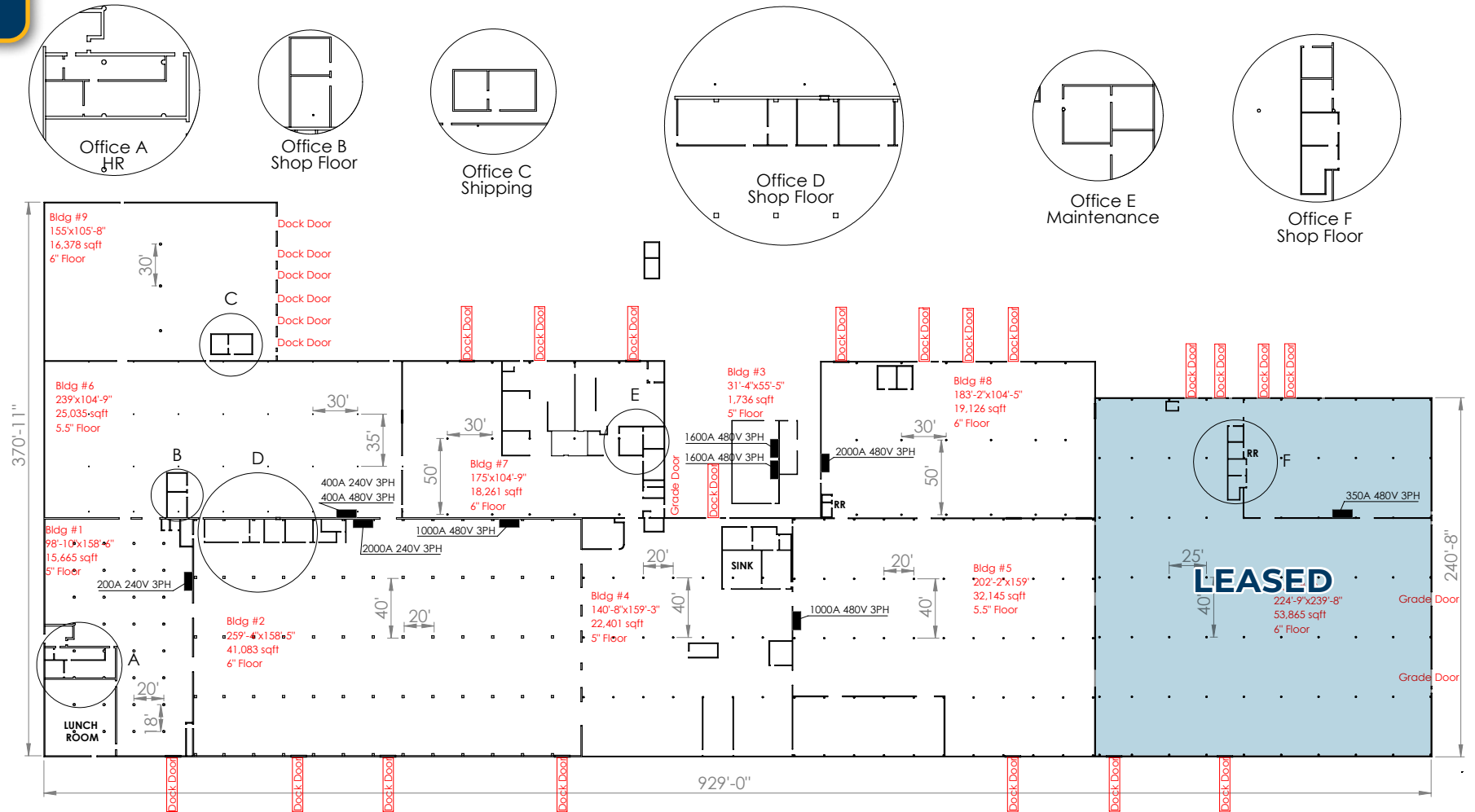




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LOCAL AERIAL MAP



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