

11901 NE 56th CIR

18,000 SF of Industrial Space Available in Vancouver, WA 98682

\$20,000 NNN / Month
(\$13.33 /SF/YR)



Highlights

- **Turnkey 18,000 sq ft Light Industrial Facility** on a fully fenced 2.5-acre lot, featuring ample paved parking and a 36,000 sq ft outdoor storage yard.
- Reinforced concrete floors throughout to support heavy machinery, ample power, plus four 14' drive-in bays for seamless operations
- Two offices, four restrooms, and a functional layout



This 18,000 sq ft Light Industrial Facility on a fully fenced 2.5-acre lot, featuring a 36,000 sq ft outdoor storage yard is ideal for industrial, manufacturing, or warehousing use with Light Industrial zoning. The building offers reinforced concrete floors throughout to support heavy machinery, ample power, plus four 14' drive-in bays. The well-appointed and maintained space includes two enclosed offices, four restrooms, and a functional design that supports both administrative and operational needs.

Features include

- 18,000 sq ft. building with 36,000 sq ft. fenced side yard
- Five overhead cranes from 20 Ton to 5 Ton capacity available with an additional crane lease
- High-volt electricity includes 208v, 240v, 480v 3 Phase and 220v and 110v single phase
- 2 Offices totaling approx. 300sq ft
- 4 Bathrooms
- Fully fenced 2.5 acre property

Contact us to schedule a viewing or for more information!

*Lease terms and conditions are subject to change. Lessee to verify all details.
Offer valid while space is available.*

CONTACT

John Marini

Mobile: (360) 737-4359

Email: cir@pacifier.com

JSJK, LLC