



**COLUMBIA**  
BUSINESS CENTER

BUILDING

**45**

SUITE

**140**

SQUARE FEET

**24,297**





## BUILDING 45

Located just off I-5, this 24,297 SF high bay warehouse space features rail service, 26' clear height and canopied dock and grade doors for convenient access.

### SPACE FEATURES

- + 24,297 SF Warehouse Space.
- + 601 SF Office Space.
- + 2 Rail Doors with rail service offered twice daily.
- + 3 Dock Doors (1 w/ leveler).
- + 1 Grade Level Door.
- + 26' Clear Height.
- + Dry System Fire Suppression.
- + Easy Access off I-5 and I-205.
- + 277/480 Volt Power.
- + Large skylights in warehouse provide ample illumination and save energy.
- + **Available Now.**
- + Call for Rates.

### BUILDING FEATURES

- + Warehouse/Distribution.
- + Concrete tilt-up construction with 151,542 SF.
- + Clear Height 26'.
- + Parking for 64 cars – truck parking in front of docks.
- + 3 Grade Level Doors.
- + 20 Canopied Dock High Doors.
- + 11 Doors Rail Served.
- + Dry System Fire Suppression.
- + 277/480 Volt Power.
- + Majority of offices feature storefront window framing.
- + 50' 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 with 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 on site.
- + 2 Barge Slips (up to 100 ft wide).
- + Local Ownership.
- + Corporate business park amenities.
- + Washington State tax benefits.

BUILDING

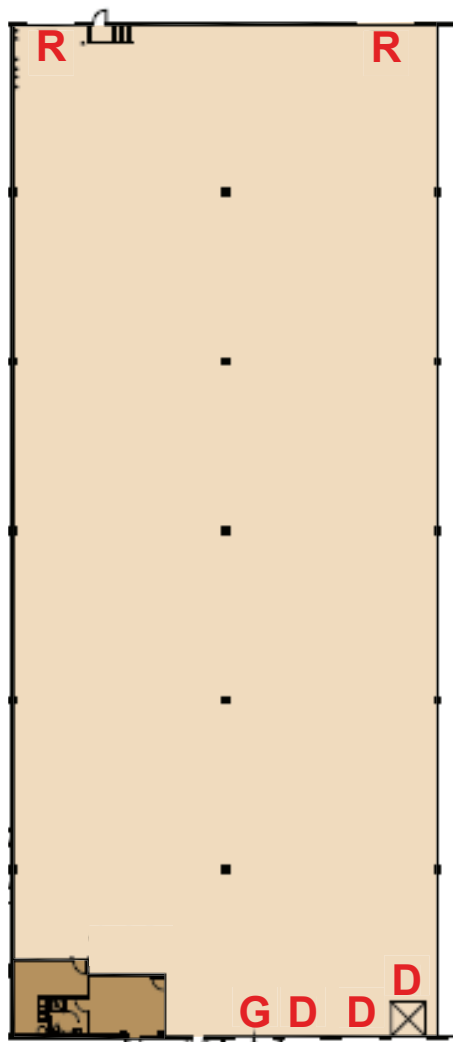
45

SUITE

140

SQUARE FEET

24,297



= Office

= Warehouse

**D** = Dock Door

= Dock Door with Leveler

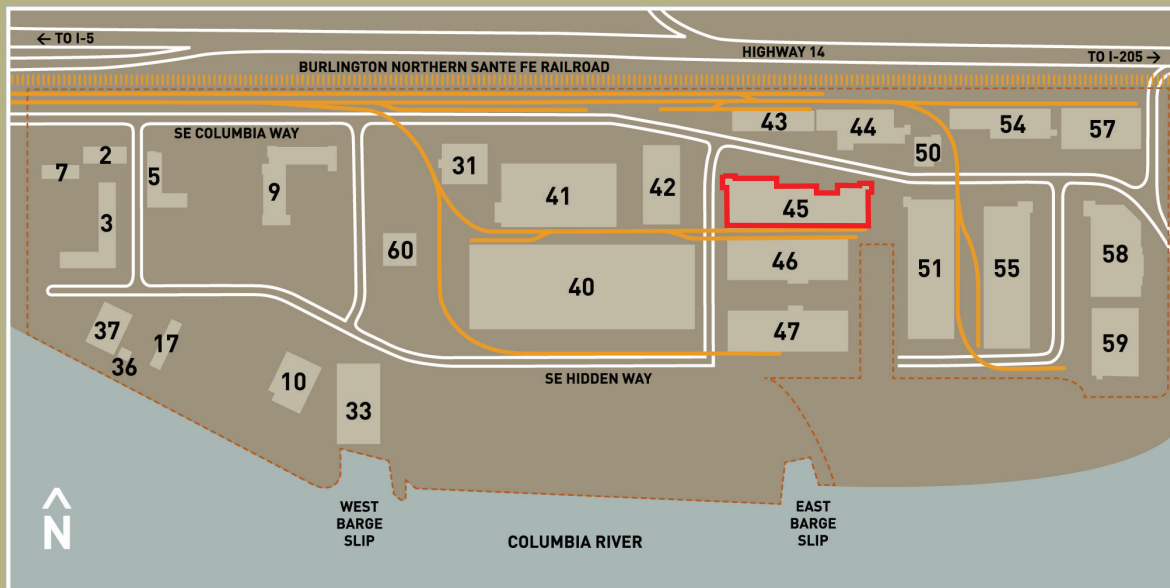
**G** = Grade Level Door**R** = Rail Door**PHOTOS / FLOOR PLAN:**

At just over 24,000 SF, this modern warehouse is the ideal solution for your business. With a 601 SF office, 2 rail doors, 3 dock doors, and 1 grade level door, it's the easy choice for your distribution needs.



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

A PROJECT BY

**KILLIAN PACIFIC**

RAIL SERVICE

BUILDINGS

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