

5408 NE 88th Street

Vancouver, Washington 98665



Colliers

For Sale
69,750 SF Industrial Building

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Physical Description

5408 NE 88th Street, Vancouver WA

Centered in Vancouver's industrial district, 5408 NE 88th consists of one building totaling approximately 69,750 SF on 5.29 acres of IL (Light Industrial) zoned land. Delivered in 2000 with top-tier amenities, the two-story 24,500 SF office features private offices, a conference room equipped with connectivity, a break room, and expansive reception area. The building embodies what Class A construction should look and feel like, inside and out. The building also provides heavy power and is ADA compliant.

Total Building Area:

69,750 SF total

12,274 SF office (2 story)

North office: 4,100 SF

South office: 8,174 SF

Property Address:

5408 NE 88th Street, Building B

Vancouver, WA 98665

Year Built:

2000

Parking:

110

Zoning:

IL (Light Industrial)

FAR:

30%

Building Construction:

Concrete Tilt-Up

Building Interior:

24' clear height

40'w x 50'd column spacing

Reception area

Private offices

Building Exterior:

22 dock doors

9 grade doors

Occupancy:

Vacant

Power

1000 amps of 480V 3-phase

Water

Domestic water provided from water main

Lighting:

LED

Life Safety:

Emergency exit signs, fire extinguishers, and wet sprinklers

Security:

Located within North Park Industrial Center with the ability to be fenced and secured



Building Plan

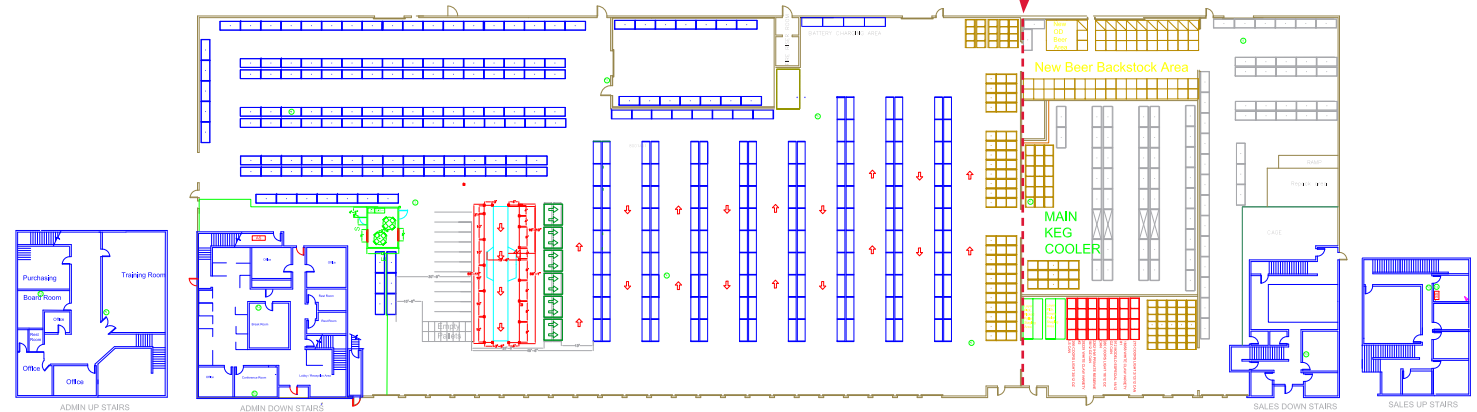
Total Square Feet

- 69,750 SF

Office Area

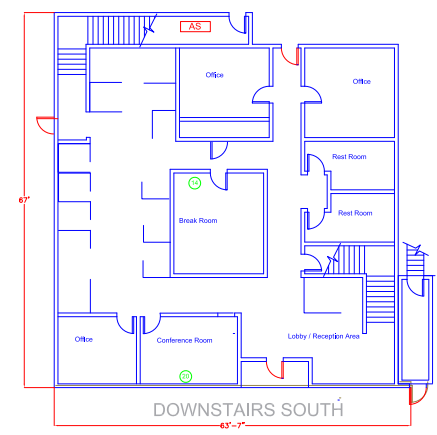
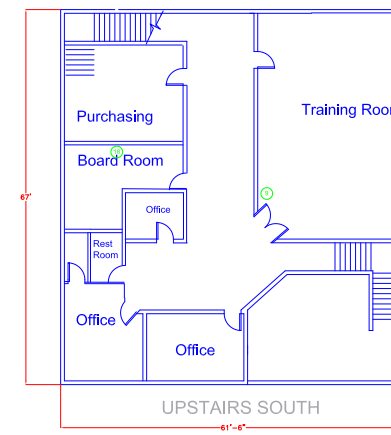
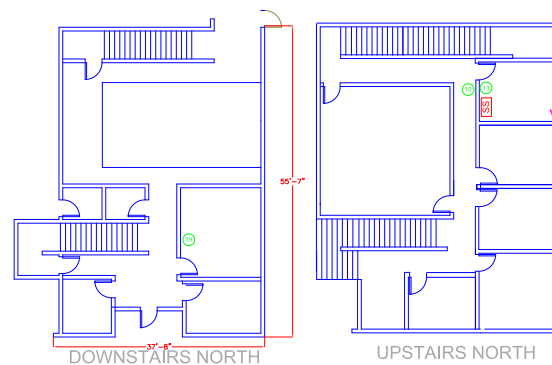
- 12,274 SF office
- North office: 4,100 SF
- South office: 8,174 SF

Partial Demise Existing @
Approximately 20,000 SF

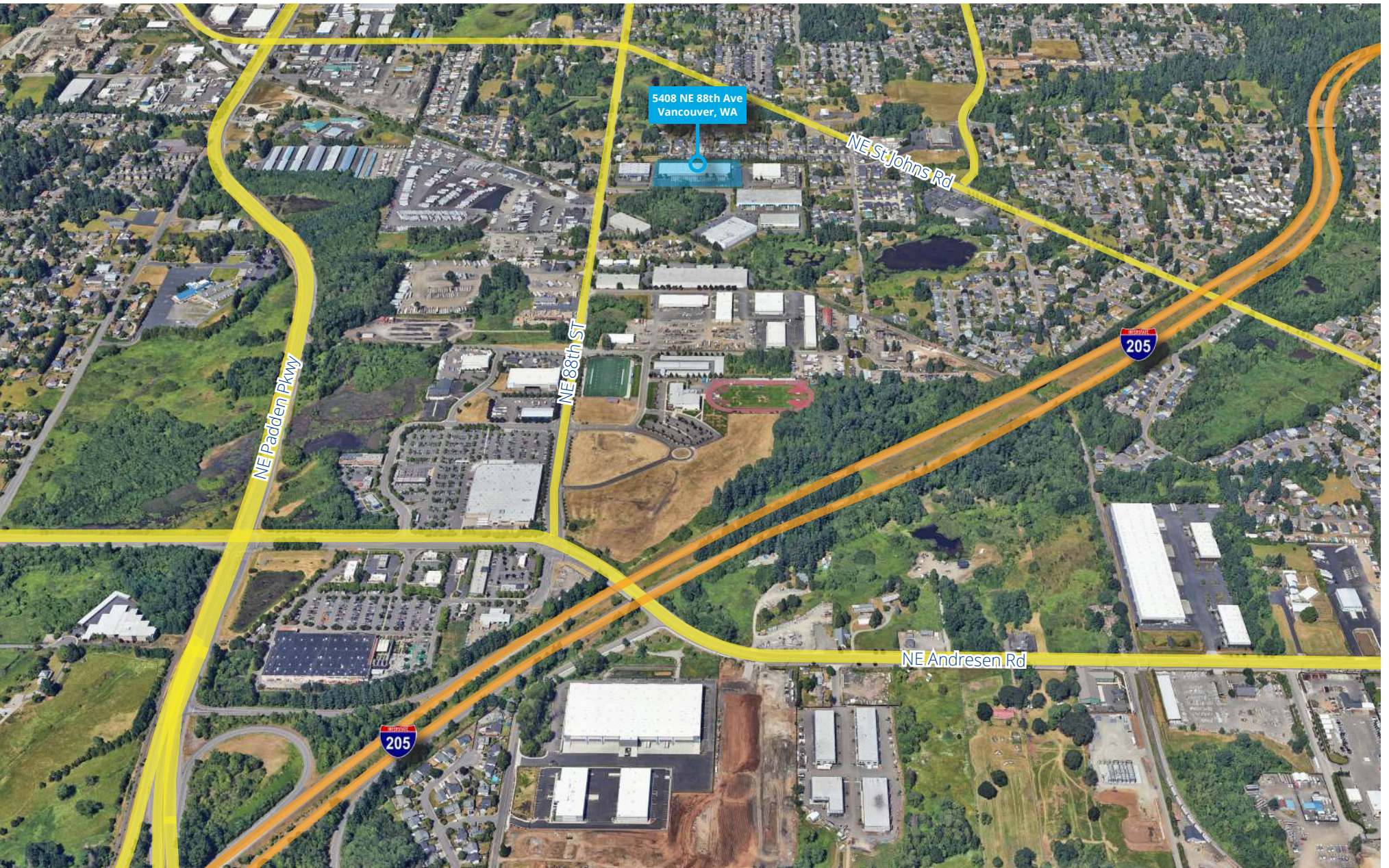


Existing Infrastructure:

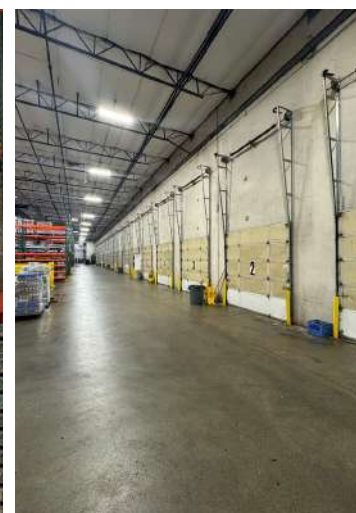
- Racking available
- Cooler available



Property Aerial



Property Photos

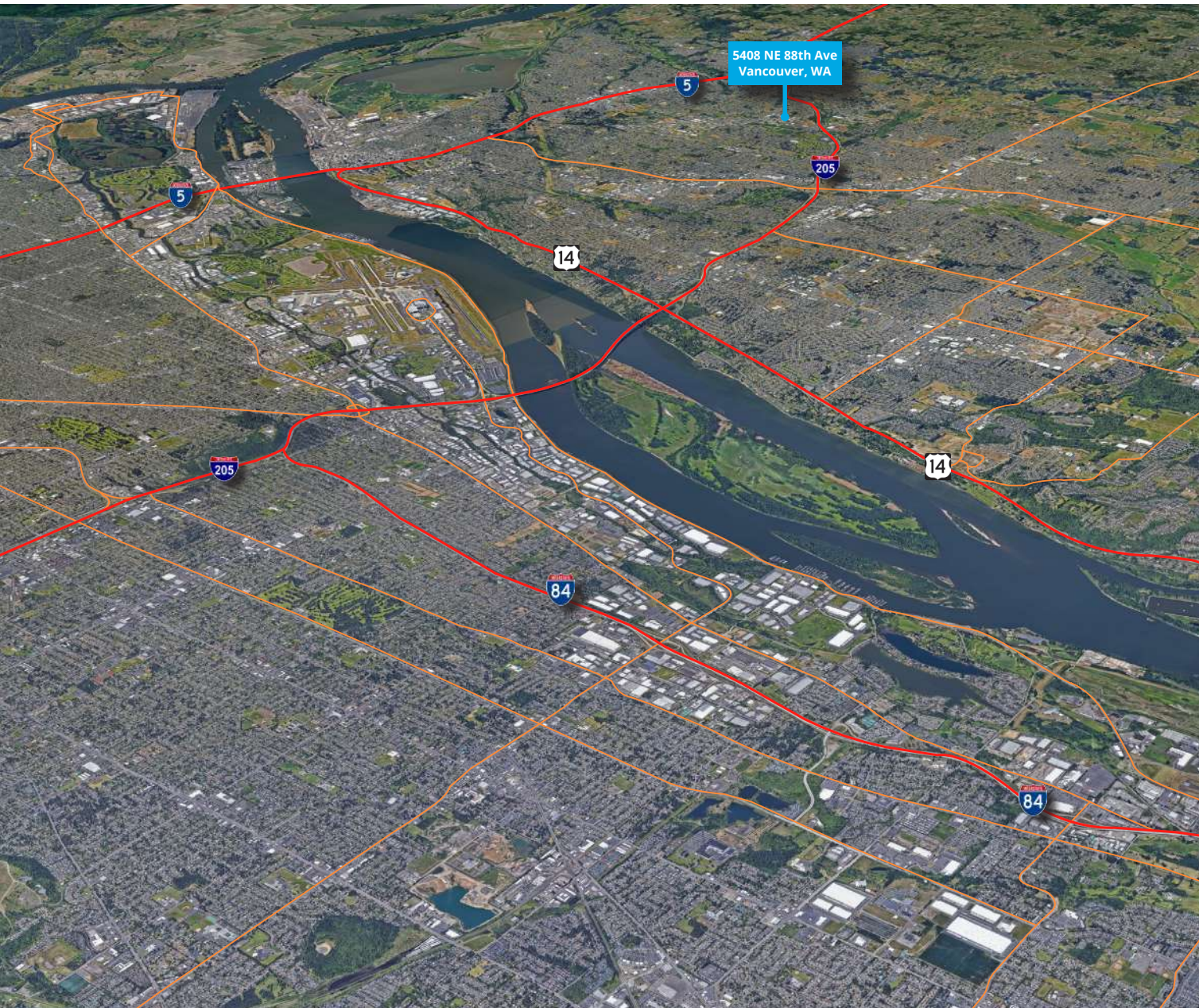


NORTHERN OFFICE PHOTOS



Market Connectivity

Centered within Vancouver's logistics hub, with in and outbound corridors that include Interstate 205, Interstate 84 and Highway 14. These three routes connect to the Interstate 5, offering three separate on ramps/access routes.



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For further information and access to financials and comparables, please reach out to your sales experts

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