



COLUMBIA  
BUSINESS CENTER

BUILDING

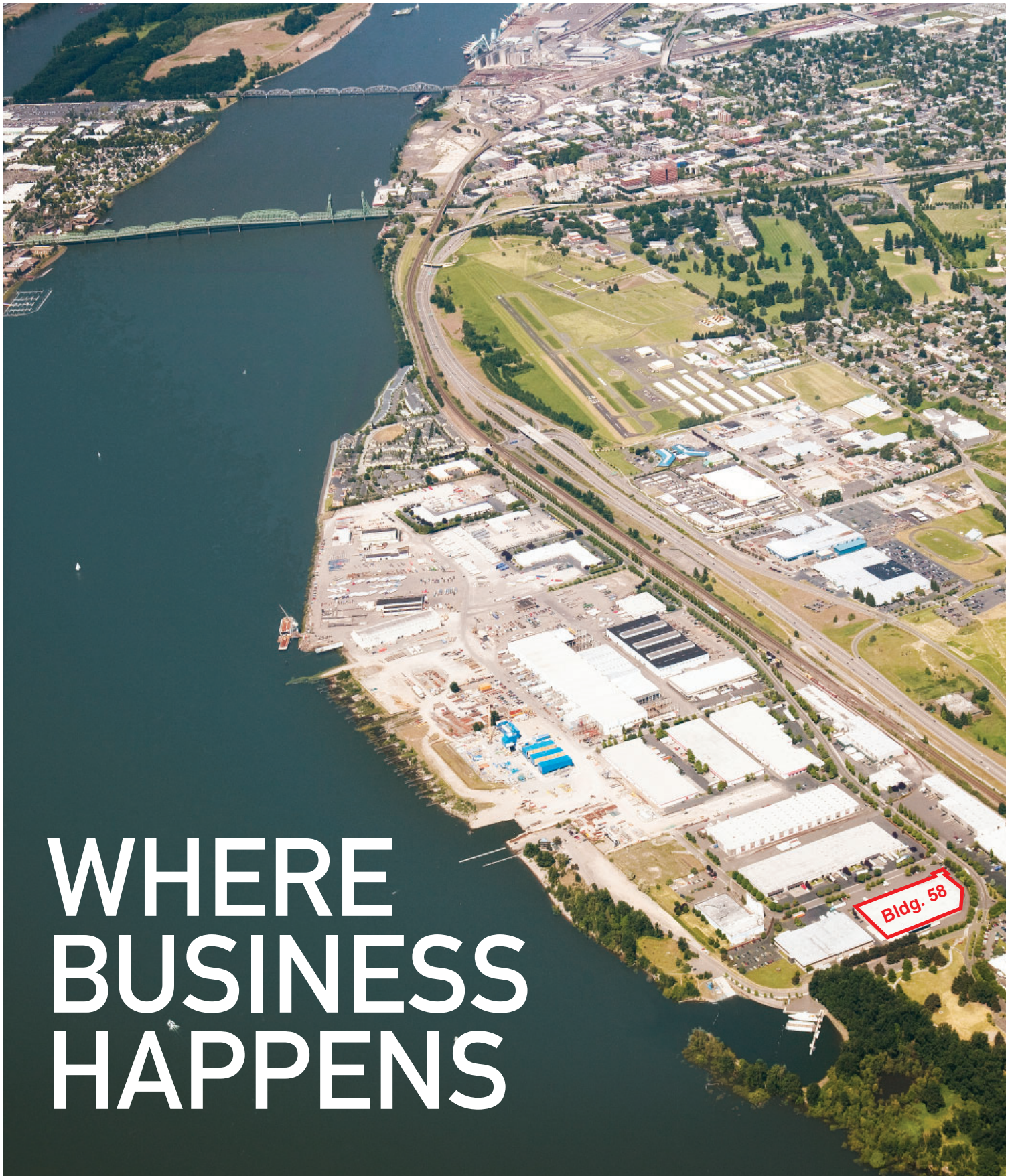
58

SUITE

210

SQUARE FEET

46,026



WHERE  
BUSINESS  
HAPPENS

**BUILDING 58**

Situated conveniently near I-5, this distribution warehouse features canopied dock high doors, ramped grade doors and 28' clear height.

SPACE FEATURES	BUILDING FEATURES	PARK FEATURES
<ul style="list-style-type: none"> <li>+ 46,026 SF Shell with 870 SF Office Area.</li> </ul>	<ul style="list-style-type: none"> <li>+ Warehouse/Distribution.</li> </ul>	<ul style="list-style-type: none"> <li>+ 2,400,000 SF across 27 buildings.</li> </ul>
<ul style="list-style-type: none"> <li>+ 10 Canopied Dock High Doors: 3 with edge of Dock Levelers, 2 on a covered platform at back of building with room for 2 trucks.</li> </ul>	<ul style="list-style-type: none"> <li>+ Concrete tilt-up construction with 112,156 SF.</li> </ul>	<ul style="list-style-type: none"> <li>+ Multi-use buildings can fit various use needs.</li> </ul>
<ul style="list-style-type: none"> <li>+ 5 Grade Level Doors: 2 at covered platform at back of building, 1 with Ramp in front of building and 2 on side of building.</li> </ul>	<ul style="list-style-type: none"> <li>+ Clear Height 28'</li> </ul>	<ul style="list-style-type: none"> <li>+ Over 52 acres of outside storage.</li> </ul>
<ul style="list-style-type: none"> <li>+ Great Truck Access.</li> </ul>	<ul style="list-style-type: none"> <li>+ 20 Canopied Dock High Doors.</li> </ul>	<ul style="list-style-type: none"> <li>+ Just off Highway 14 – easy access to I-5 and I-205.</li> </ul>
<ul style="list-style-type: none"> <li>+ Clear Height: 28'</li> </ul>	<ul style="list-style-type: none"> <li>+ 3 Ramped Drive-In Doors</li> </ul>	<ul style="list-style-type: none"> <li>+ Zoned for heavy industrial and light industrial.</li> </ul>
<ul style="list-style-type: none"> <li>+ 480/277 Volt Power.</li> </ul>	<ul style="list-style-type: none"> <li>+ 7 Grade Doors</li> </ul>	<ul style="list-style-type: none"> <li>+ Twice daily Rail Service to various buildings.</li> </ul>
<ul style="list-style-type: none"> <li>+ T-5 Lighting with occupancy sensors in warehouse.</li> </ul>	<ul style="list-style-type: none"> <li>+ 277/480 Volt Power.</li> </ul>	<ul style="list-style-type: none"> <li>+ On-site management team.</li> </ul>
<ul style="list-style-type: none"> <li>+ Skylights in Warehouse.</li> </ul>	<ul style="list-style-type: none"> <li>+ Parking for 82 cars – Truck parking in front of docks.</li> </ul>	<ul style="list-style-type: none"> <li>+ Services for commercial trucking.</li> </ul>
<ul style="list-style-type: none"> <li>+ Wet Sprinkler System. ESFR Fire System.</li> </ul>	<ul style="list-style-type: none"> <li>+ 50' x 50' Column Spacing.</li> </ul>	<ul style="list-style-type: none"> <li>+ Truck scale/Truck Wash onsite.</li> </ul>
<ul style="list-style-type: none"> <li>+ Ample Parking.</li> </ul>		<ul style="list-style-type: none"> <li>+ 2 Barge slips (up to 100 ft wide).</li> </ul>
<ul style="list-style-type: none"> <li>+ Available: Now.</li> </ul>		<ul style="list-style-type: none"> <li>+ Local ownership.</li> </ul>
<ul style="list-style-type: none"> <li>+ Call for Rates.</li> </ul>		<ul style="list-style-type: none"> <li>+ Washington State tax benefits.</li> <li>+ Corporate business park amenities.</li> </ul>

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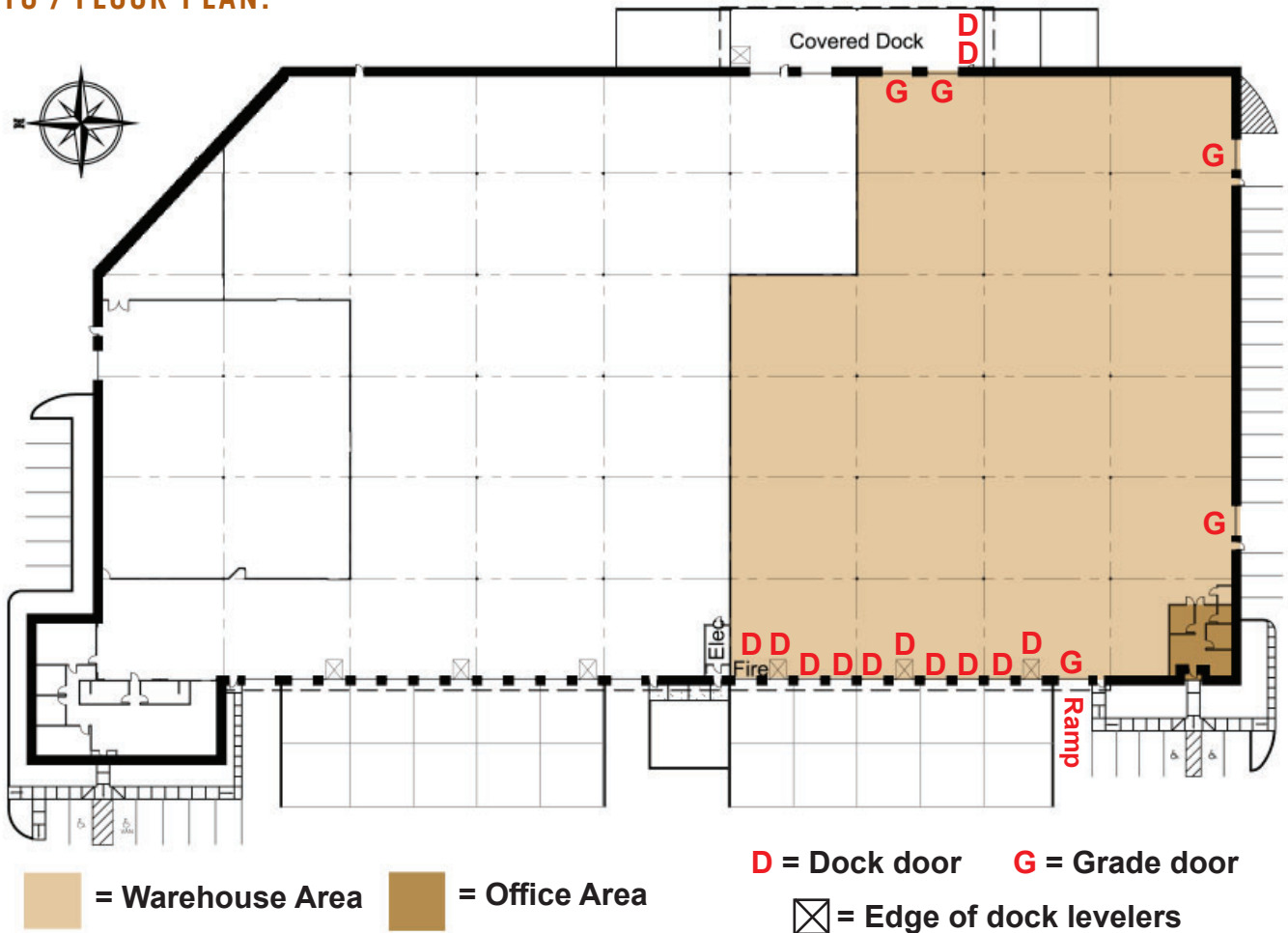
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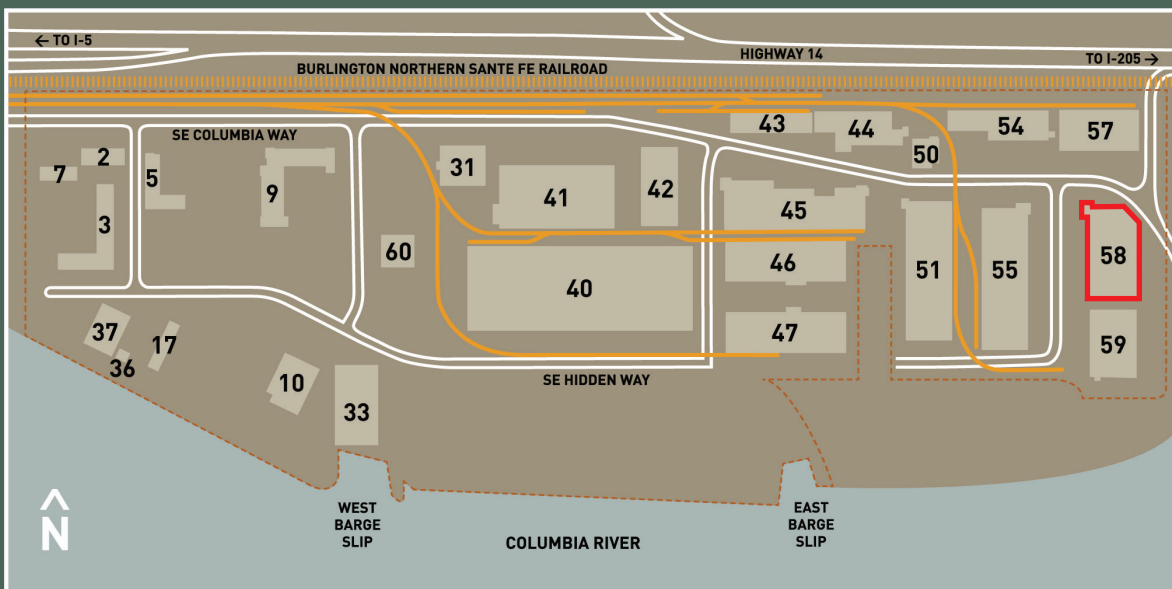
PHOTO / FLOOR PLAN:





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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