

COLUMBIA
BUSINESS CENTER

BUILDING

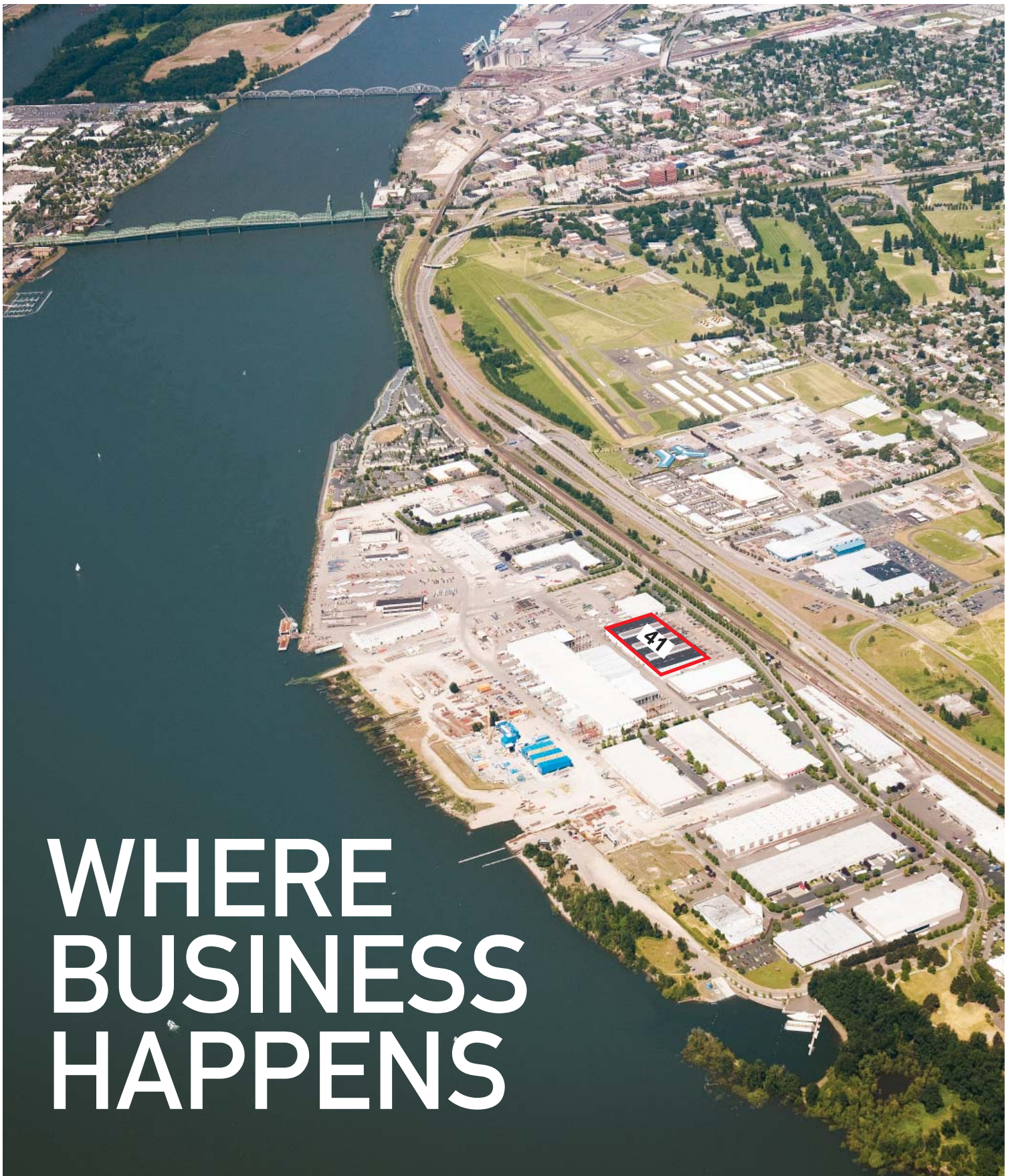
41

SUITE

A

SQUARE FEET

1,543



WHERE
BUSINESS
HAPPENS

BUILDING 41

Situated just off of I-5, this spacious building features over 200,000 SF of prime heavy manufacturing space, including 60' of exterior craneways, and rail service.

SPACE FEATURES	BUILDING FEATURES	PARK FEATURES
+ 1,543 SF industrial office space.	+ Heavy Manufacturing (High Bay). Rail served.	+ 2,400,000 SF across 27 buildings.
+ Reception area, 1 private offices, restroom, break area, storeroom and open office areas.	+ Steel and Wood-frame construction, partial metal siding. 215,414 SF.	+ Multi-use buildings can fit various use needs.
+ Wall heaters and window air conditioner unit.	+ Easy access to I-5 and SR14.	+ Over 52 acres of outside storage.
+ Bay Space for Lease in same building. 18,331 to 36,662 SF available.	+ 7,408 SF of office space.	+ Just off Highway 14 – easy access to I-5 and I-205.
+ Call for Rates.	+ 50' Clear height - 32' under cranes.	+ Zoned for Heavy Industrial and Light Industrial.
	+ Parking for 50 cars.	+ Twice daily rail service to various buildings.
	+ 12 Grade level doors.	+ On-site management team.
	+ 60' of exterior craneways.	+ Services for commercial trucking.
	+ (3) 5-Ton additional tenant owned cranes.	+ Truck scale/Truck Wash onsite.
	+ 277/480 Volt 3 phase power.	+ 2 Barge Slips (up to 100 ft wide).
	+ Updated, modern offices.	+ Local Ownership.
	+ 50' bay width, 365' bay length.	+ Washington State tax benefits.
		+ Corporate Business Park amenities.

BUILDING

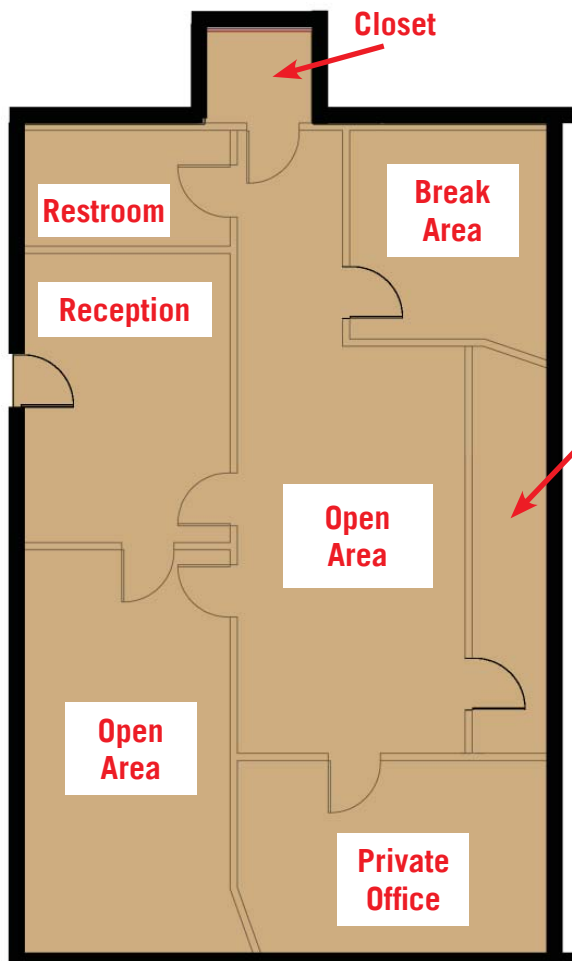
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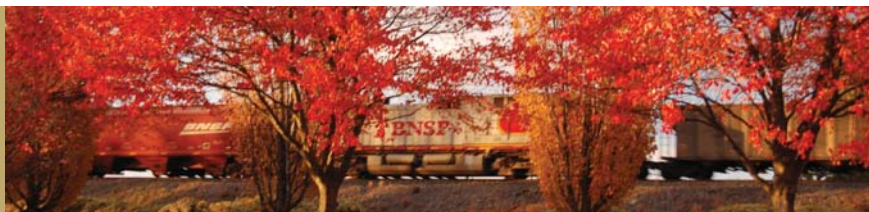


Storeroom

PHOTOS / FLOOR PLAN:

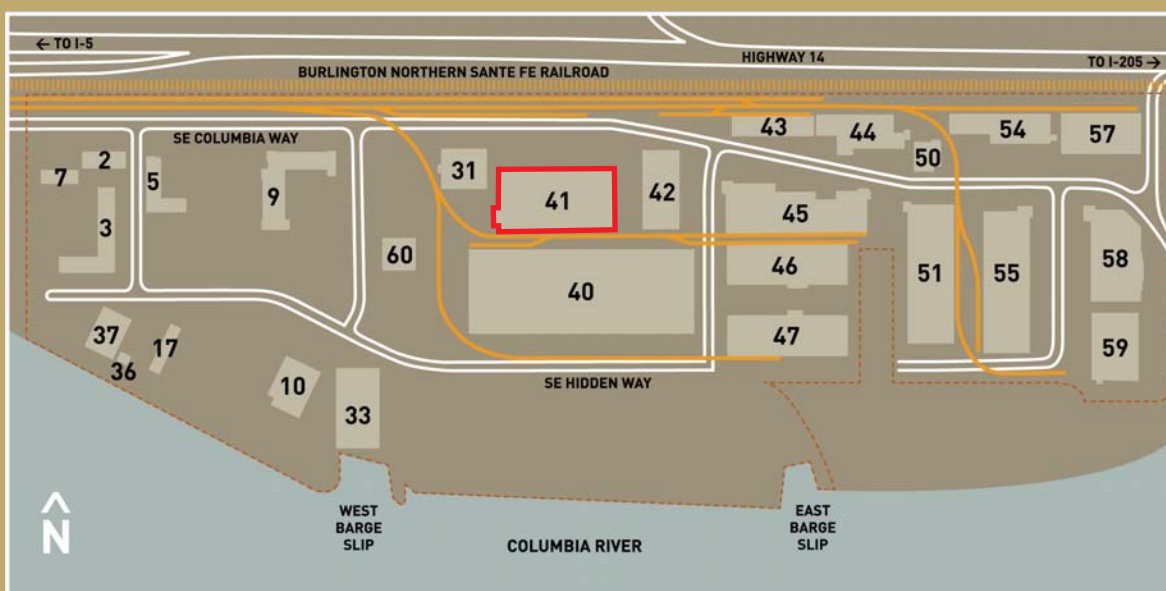
At just over 1,500 SF, and with a location that provides easy access to SR 14 and I-5, this office space is the ideal solution for your industrial business.

KILLIAN PACIFIC





COMMUNITY BASED AND FAMILY OWNED, KILLIAN PACIFIC IS A LOCAL FULL SERVICE COMMERCIAL REAL ESTATE DEVELOPMENT AND MANAGEMENT COMPANY WITH A DIVERSE PORTFOLIO IN THE PORTLAND/VANCOUVER METROPOLITAN AREA. WITH OVER FORTY YEARS OF EXPERIENCE, WE ARE COMMITTED TO THE LONG-TERM PROSPERITY OF THIS REGION WHICH IS REFLECTED IN OUR CORE PURPOSE, "ENHANCING COMMUNITY". OUR GOAL IS TO PROVIDE A SOCIALLY RESPONSIBLE, COMPREHENSIVE APPROACH TO REAL ESTATE SERVICES AND WE STRIVE FOR THE HIGHEST QUALITY IN OUR WORK, PRODUCT AND INTERACTIONS.

< TO DOWNTOWN VANCOUVER AND PORTLAND



PORTLAND AIRPORT ↘

RAIL SERVICE 
BUILDINGS 



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