

COLUMBIA  
BUSINESS CENTER

BUILDING

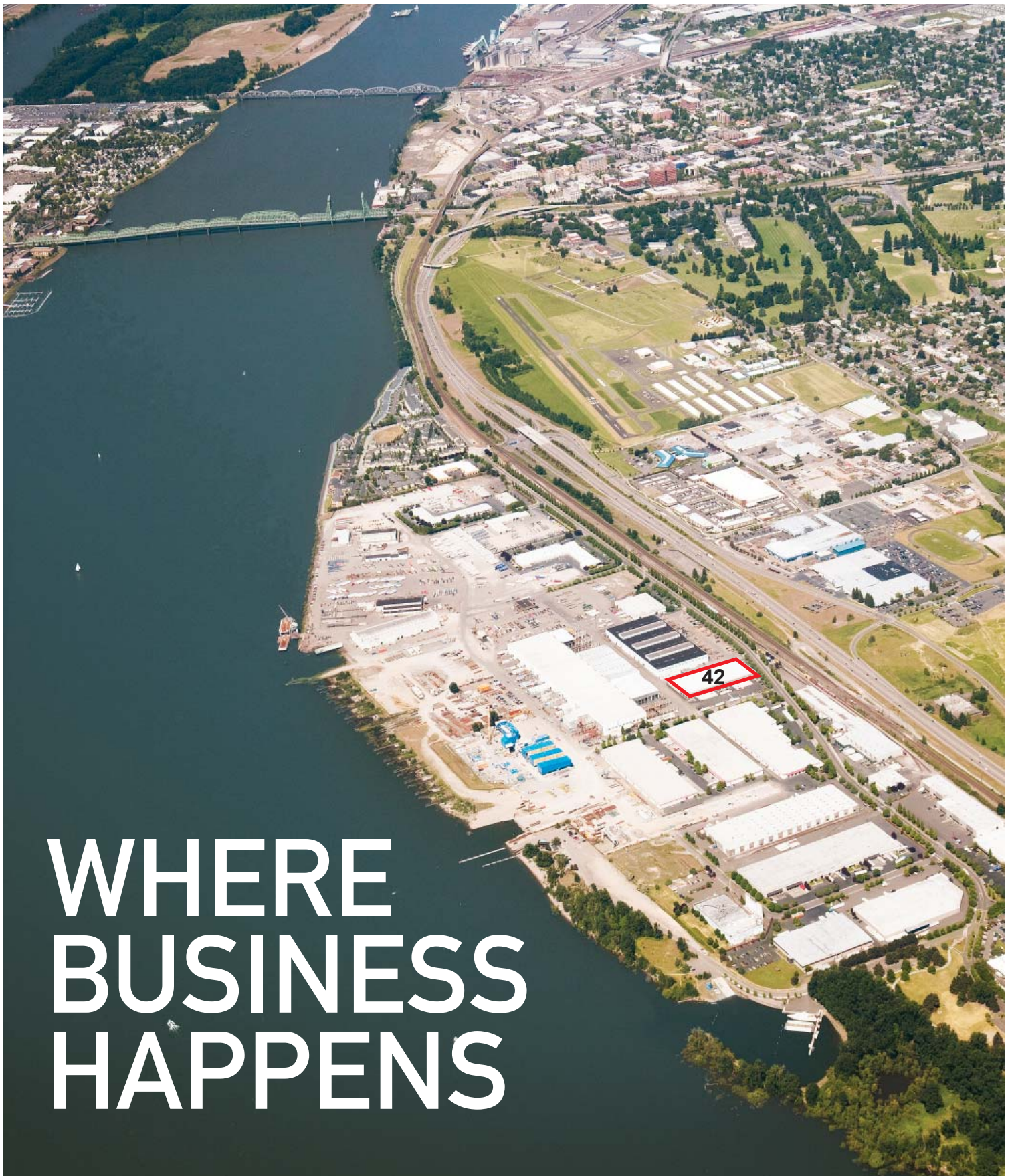
42

SUITE

100

SQUARE FEET

80,416



WHERE  
BUSINESS  
HAPPENS

## BUILDING 42

Situated conveniently near I-5, this warehouse features great visibility, canopied dock high doors and rail served doors.

### BUILDING FEATURES

- + 80,416 SF Shell including 1,557 SF Office Area.
- + 16 Canopied Dock Doors, all with Levelers.
- + 5 Grade Level Doors, 3 with ramps.
- + 2 Rail Doors, for future rail spur.
- + Clear height 26'
- + Parking for 90 cars – Truck parking in front of docks.
- + Truck Maneuvering Area: 113' from edge of dock to curb.
- + T-5 lighting with occupancy sensors in warehouse.
- + Skylights in Warehouse.
- + Wet Sprinkler System.
- + 50' x 50' Column Spacing.
- + Great Visibility.
- + **Existing Lease Expires: 1/31/22.**
- + Call for Rates.

### 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 – 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 onsite.
- + 2 Barge Slips (up to 100 ft wide).
- + Local Ownership.
- + Washington State tax benefits.
- + Corporate Business Park Amenities.



BUILDING

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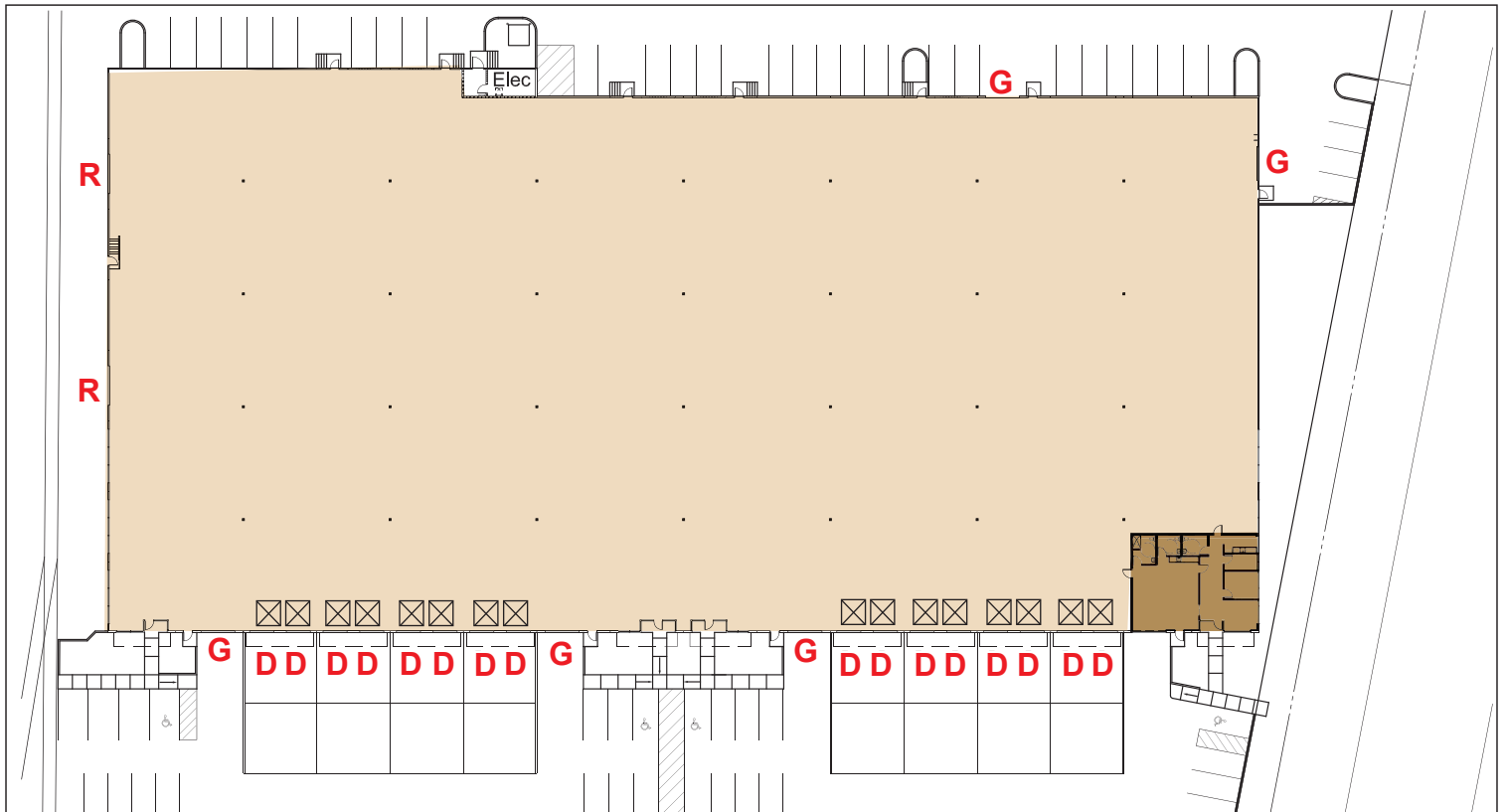
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## PHOTO / FLOOR PLAN:

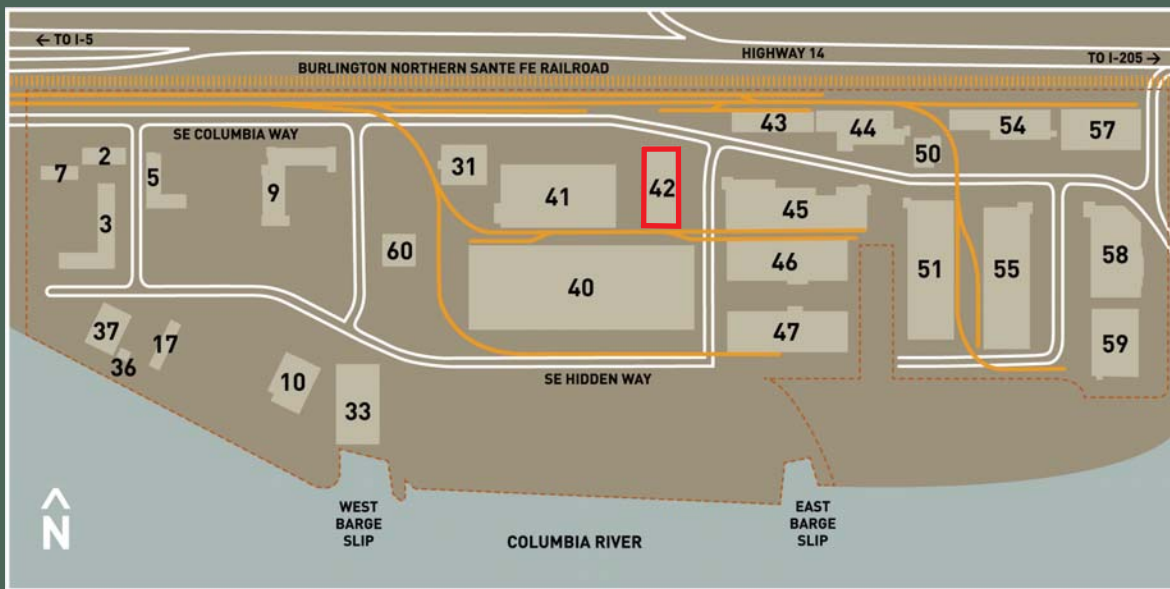
**D = Dock door****R = Rail door****■ = Office Area****■ = Warehouse Area****⊗ = Levelers****G = Grade door**

# 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 v

RAIL SERVICE ●  
BUILDINGS ●



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