

COLUMBIA
BUSINESS CENTER

BUILDING

60

SQUARE FEET

Various Sizes (129-4,975 SF)

Office plus min. 5,000 SF Yard Area

Bldg. 60

WHERE
BUSINESS
HAPPENS



BUILDING 60

Situated conveniently near I-5, this industrial office area features multiple offices and 57 parking spaces.

SPACE FEATURES

- + Private Offices or Small Offices for Lease. Various sizes available from 129-4,975 SF. **NOTE:** All Office Space **MUST** be leased with a minimum of 5,000 SF Yard Area. (See "Available Yard Area" map to the right).
- + Private Offices:
Office #1-129 RSF
Office #2-129 RSF
Office #3-137 RSF
- + Small Offices:
Suite C - reception area and 3 private offices. Suite D - reception area, 2 private offices, and 1 large office/conference room. Suite E - 3 private offices, and 1 large office/conference room. Suite F - reception area, 2 private offices, plus open office area, warehouse/storage area and restrooms.
- + 1 Phase, 3 Wire 120/240 volt power. (200 amp).
- + Parking for 57 vehicles.
- + 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.

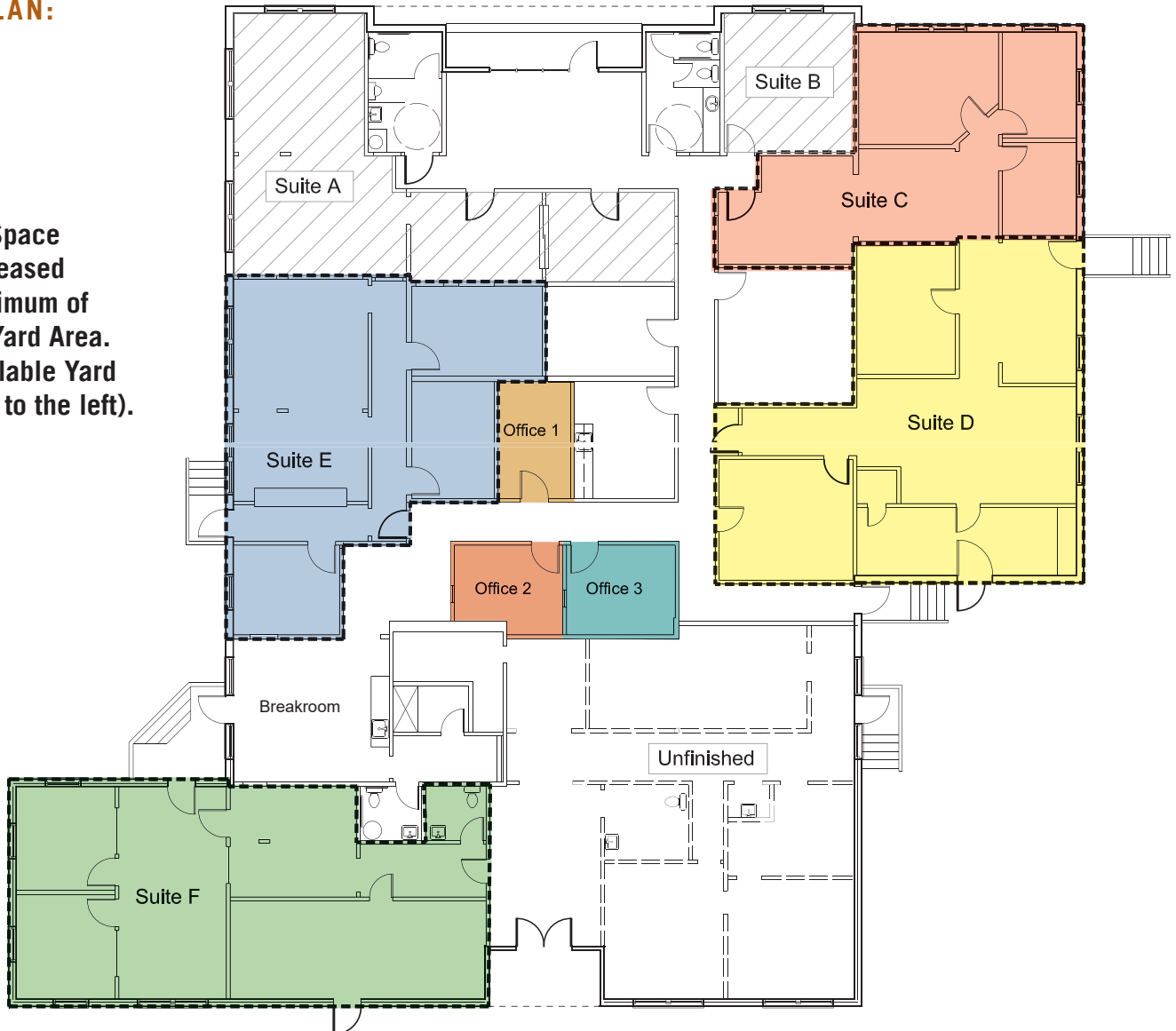
Available Yard Area



FLOOR PLAN:

NOTE:

All Office Space
MUST be leased
with a minimum of
5,000 SF Yard Area.
(See "Available Yard
Area" map to the left).



Suite A - LEASED

Suite B - LEASED

Suite C – 863 RSF Office Area

Suite D – 1,364 RSF Office Area

Suite E – 1,133 RSF Office Area

Suite F – 1,220 - includes 329 SF of "warehouse/storage space".

No access to the public areas in building. It stands alone and has its own restroom.

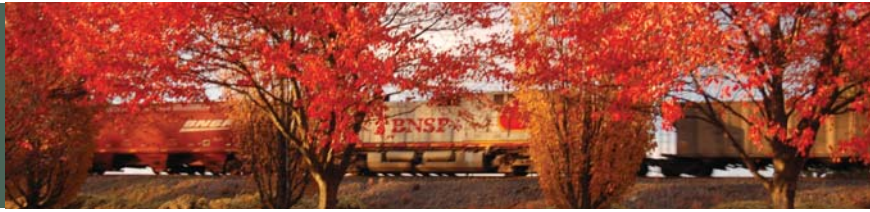
Break Room – 170 RSF - Shared by all tenants except those in Suite F

Office 1 – 129 RSF Private Office

Office 2 – 129 RSF Private Office

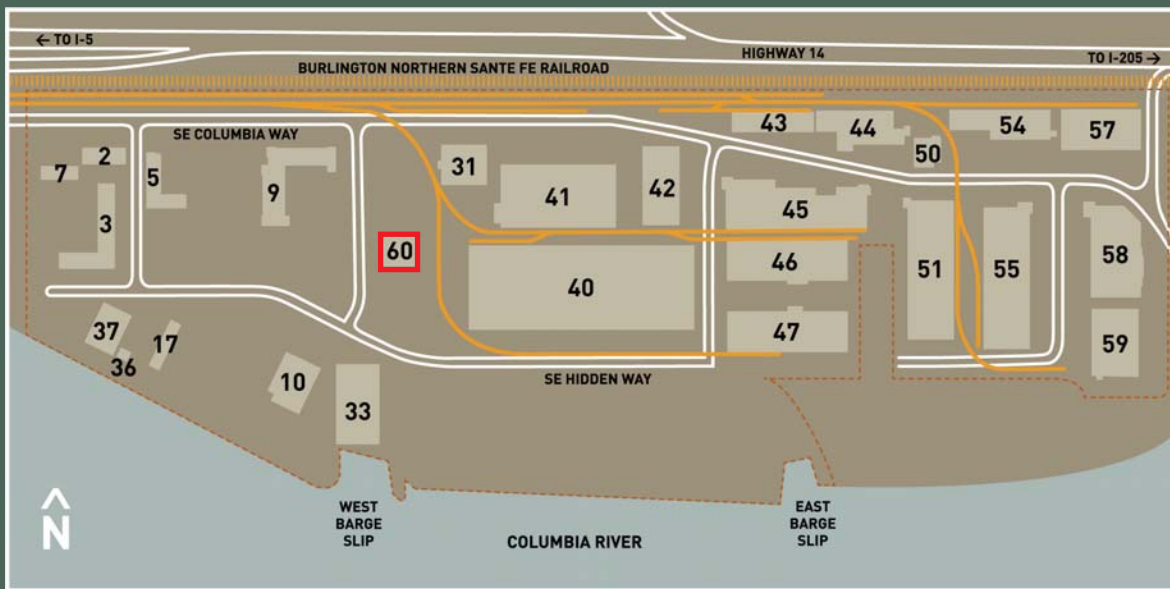
Office 3 – 137 RSF Private Office

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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