

COLUMBIA
BUSINESS CENTER

BUILDING

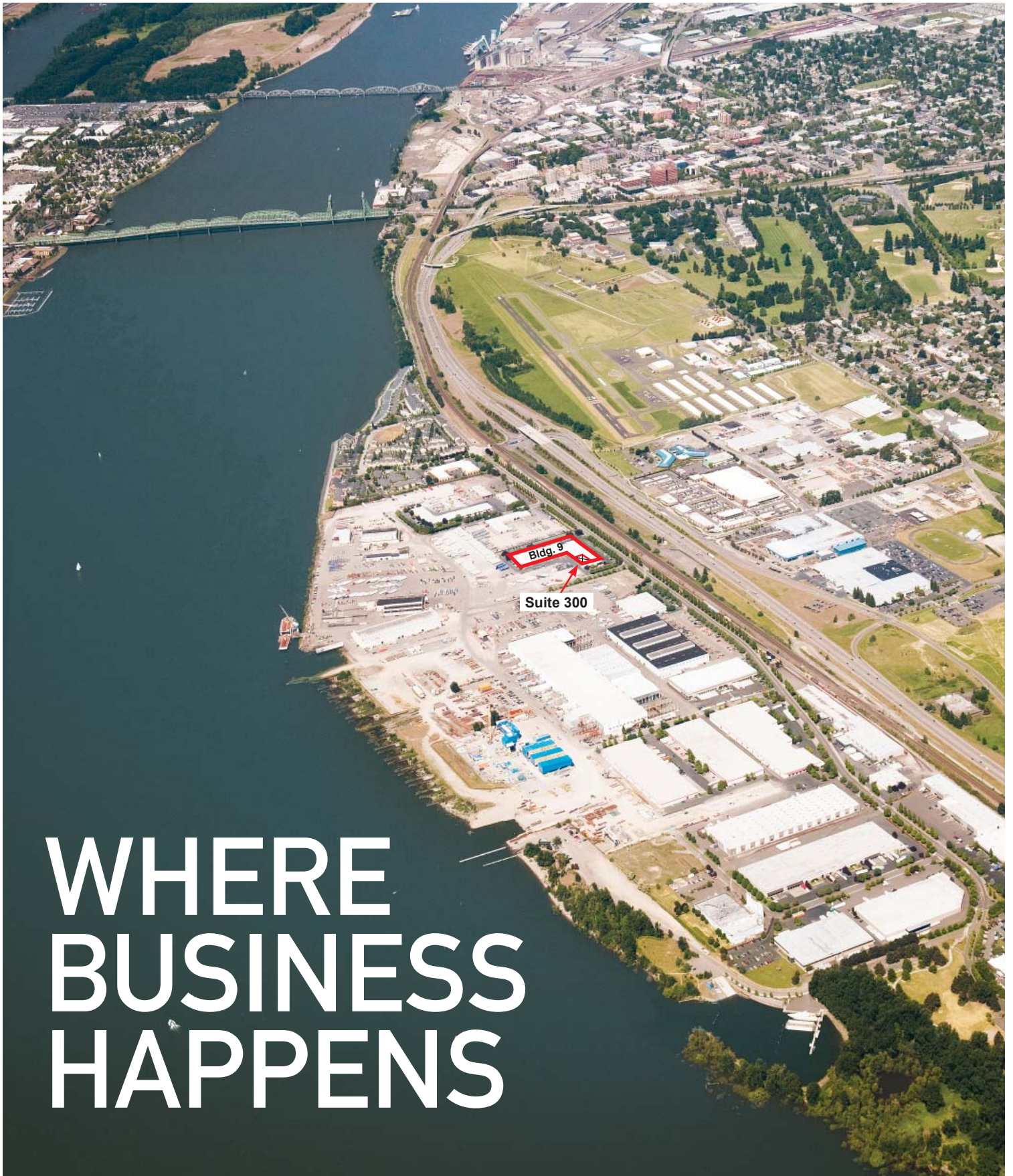
9

SUITE

300

SQUARE FEET

3,010



WHERE
BUSINESS
HAPPENS

BUILDING 9

Situated in a convenient location just off of I-5, this contemporary light and bright building features great visibility, an exterior shared double dock, and ample on-site parking.

SPACE FEATURES

- + 2,366 SF of office/workroom space.
- + 644 SF warehouse area.
- + Large windows in reception and front office for natural light.
- + 1 grade level loading dock. 1 common double dock.
- + All offices have HVAC.
- + Wet system fire suppression.
- + Attractive modern building.
- + Easy access to SR-14, I-5 and I-205.
- + 277/480 volt 3 phase power.
- + Call for Rates.

BUILDING FEATURES

- + Service industrial / light manufacturing.
- + Concrete tilt up construction with 68,990 SF.
- + Clear height 14'/20'
- + Parking for 250 cars – truck parking in front of docks.
- + 14 grade level doors.
- + 1 centrally located, exterior shared double dock.
- + All offices have HVAC.
- + Wet system fire suppression.
- + 480 volt 3 phase power.
- + Attractive modern building.
- + Oversized skylights.
- + Great visibility.
- + 50' x 20' Column spacing.

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 SR 14 with 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.
- + Corporate business park amenities
- + Washington State tax benefits.

BUILDING

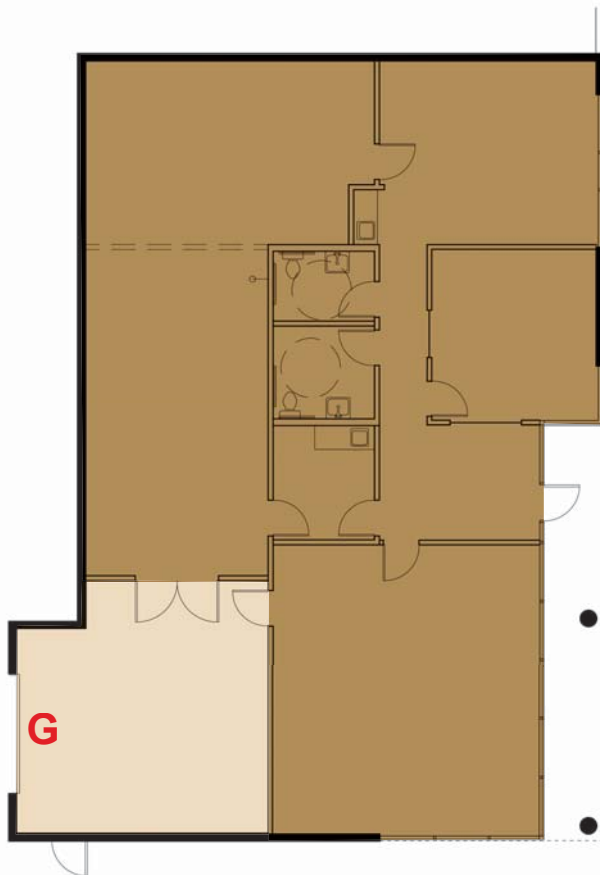
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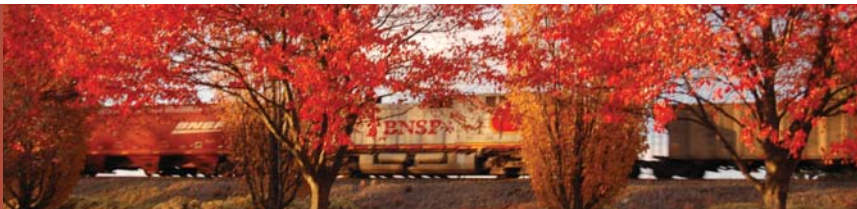
SQUARE FEET

3,010

 = Office Area = Warehouse Area**G** = Grade Door**PHOTOS / FLOOR PLAN:**

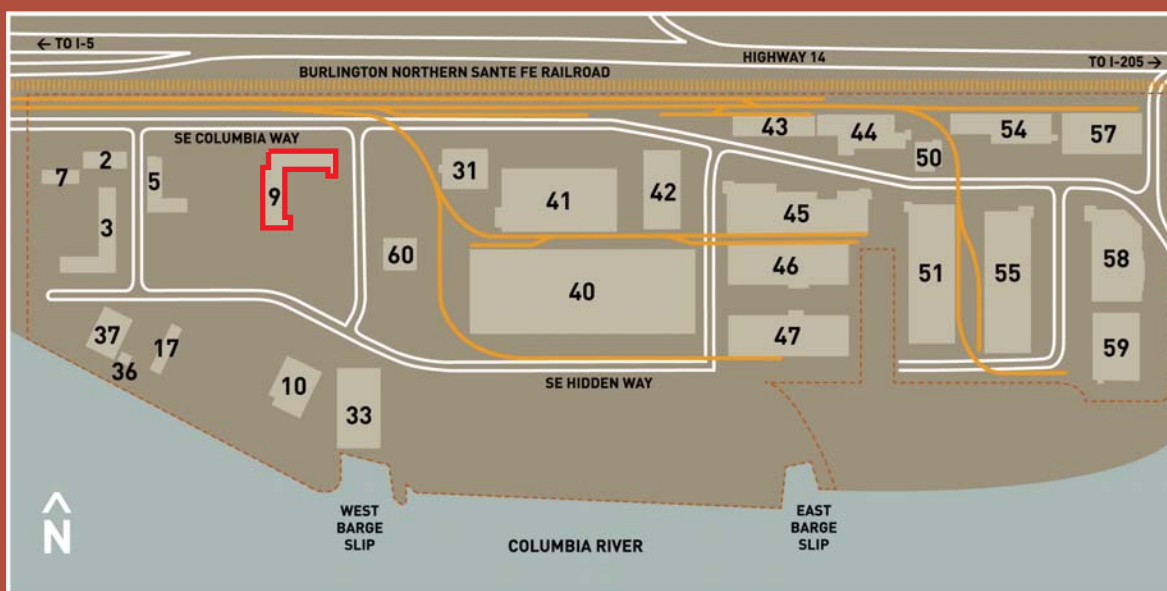
At just over 3,000 SF, this modern office/workroom space is the ideal solution for your business needs.

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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