

# SMALL WAREHOUSES FOR LEASE

## Quail Industrial Park

12421 & 12427 NE 117th Ave., Vancouver, WA 98662



### Features:

- Small Storage Spaces: 560, 700, 1,120 & 1,400 SF Shell
- Warehouses with Office: 1,680 & 2,100 SF Shell
- Clear Height: 16' - 18'
- Single Phase Power
- Roll-Up Doors: 12' wide x 14' high
- Easy access to Padden Pkwy, SR 500 and I-205 Freeways

For more information contact  
**Coleman Brown, CCIM**  
at (360) 735-8001  
or [Coleman@CCPprop.com](mailto:Coleman@CCPprop.com)  
[www.CCPprop.com](http://www.CCPprop.com)

**See space availability on backside.**

### Buildings A & B - Pricing & Space Information:

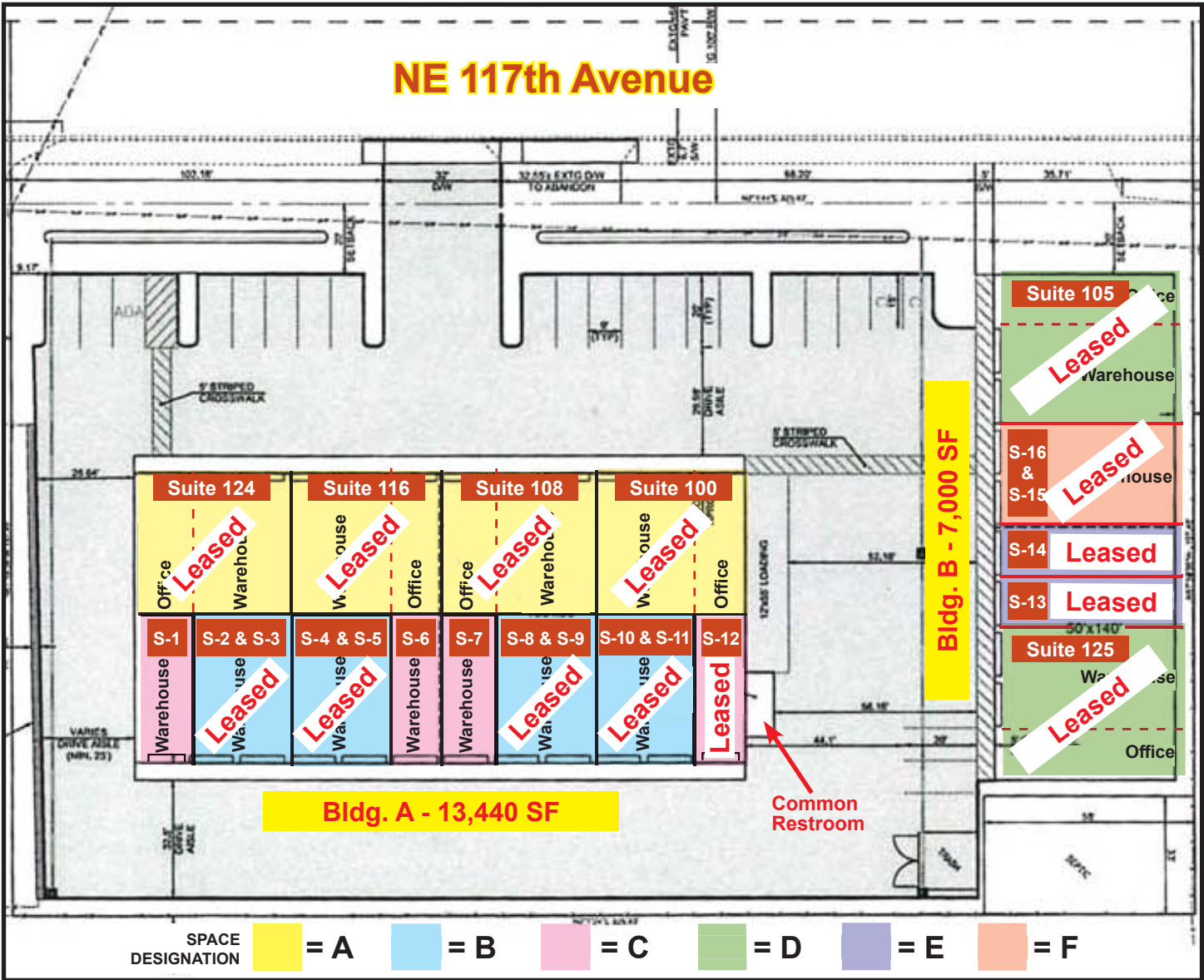
Unit	Total Area Sq. Ft.	Warehouse Area Sq. Ft.	Office Area Sq. Ft.	Base Rent plus NNN Cost
<b>Building A (12421 NE 117th Ave.):</b>				
Warehouse/Office A	1,680	1,120	560	\$1,620/month + \$352 NNN (includes Common Utilities)
Storage Space B	1,120	1,120	0	\$930/month + \$235 NNN
Storage Space C	560	560	0	\$522.40/month + \$117.60 NNN
<b>Building B (12427 NE 117th Ave.):</b>				
Warehouse/Office D	2,100	1,400	700	\$2,024/month + \$441 NNN (includes Common Utilities)
Storage Space E	700	700	0	\$618/month + \$147 NNN
Storage Space F	1,400	1,400	0	\$1,236/month + \$294 NNN



**Columbia  
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9120 NE Vancouver Mall Loop, Suite 210, Vancouver, WA 98662  
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*The information contained herein has been obtained from sources we deem reliable.  
We do not, however, guarantee its accuracy. All information should be verified prior to purchase or lease.*



LEGEND - BLDG. A (12421 NE 117th Ave.)			
SPACE DESIGNATION	TOTAL AREA SQ. FT.	WAREHOUSE AREA SQ. FT.	OFFICE AREA SQ. FT.
Warehouse/Office A	1,680 SF	1,120 SF	560 SF
Storage Space B	1,120 SF	1,120 SF	0 SF
Storage Space C	560 SF	560 SF	0 SF

LEGEND - BLDG. B (12427 NE 117th Ave.)			
SPACE DESIGNATION	TOTAL AREA SQ. FT.	WAREHOUSE AREA SQ. FT.	OFFICE AREA SQ. FT.
Warehouse/Office D	2,100 SF	1,400 SF	700 SF
Storage Space E	700 SF	700 SF	0 SF
Storage Space F	1,400 SF	1,400 SF	0 SF

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