

FOR SALE | 4,408 SF CLASS 'A' INDUSTRIAL CONDO



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Offered at
\$650,000



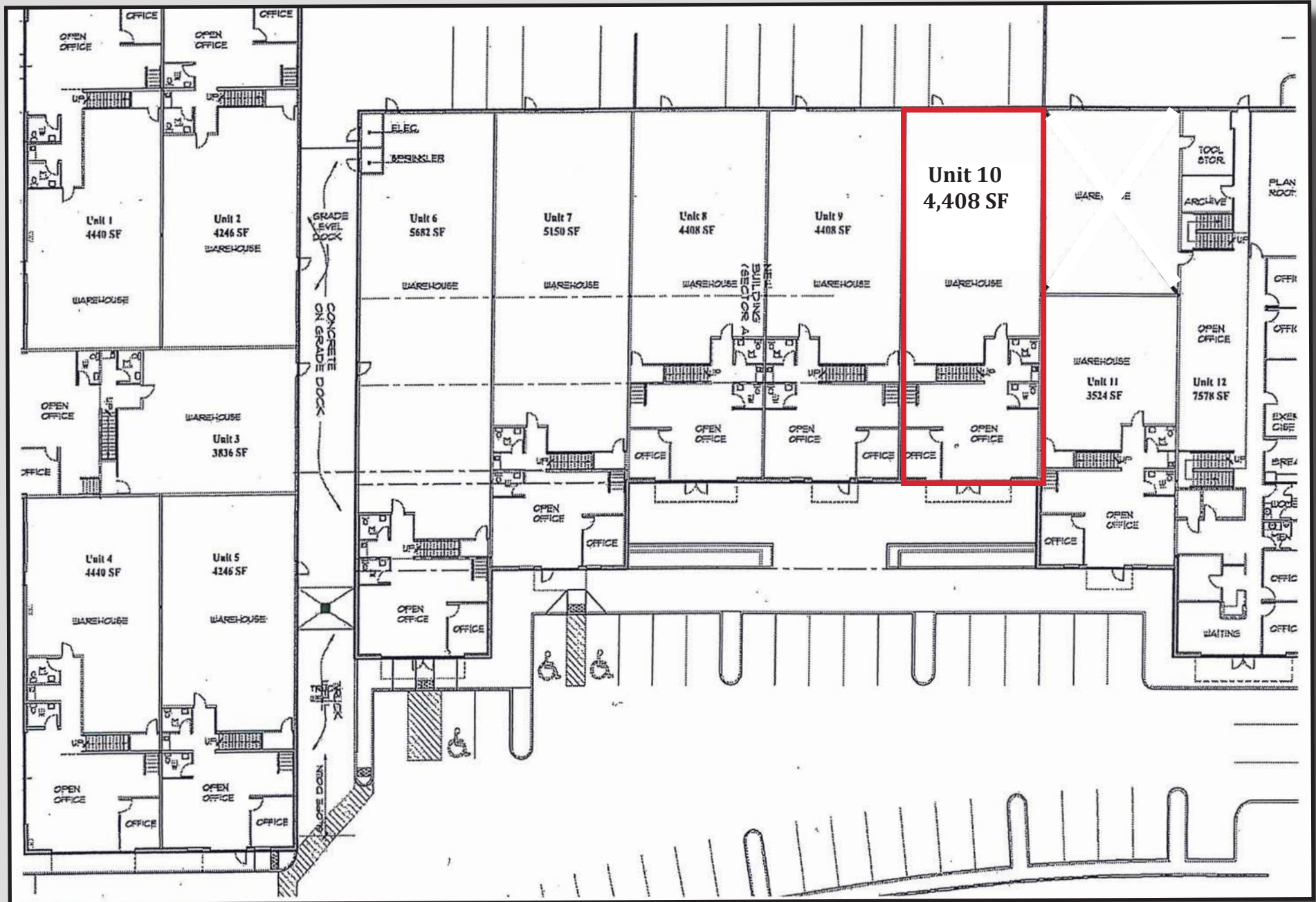
MAJ COMMERCIAL
REAL ESTATE

WHILE THE INFORMATION PROVIDED IS NOT GURARANTEED IT HAS BEEN OBTAINED FROM SOURCES WE DEEM RELIABLE.

14 Commerce at Cold Creek

- **One of the Few Class 'A' Industrial Parks in the Area**
- **All Condo Units are Warehouse & Office**
- **Built 2009 - 100% Occupied - Owned &/ or Leased**
- **Dock & Grade Loading**
- **Ideally Situated in an Area of Established Industrial Parks**
- **Setting Provides Ample Parking**
- **Beautifully Landscaped with Green Space, Walking Trail and Picnic Tables**
- **And, Spectacular Views of Mt. Hood**
- **A Very 'Northwest' Building Layout & Park Design**

Floor Plan



Park & Building Ammenities



4510 68th Dr. | Vancouver, WA 98661

- Centrally Located in Clark County
- Access from Minnehaha St.
- Community Loading Dock, Grade-level Loading at Unit
- 24' Warehouse Clear Height & 10'-11' Office Interior Ht
- 480 Volt 3-Phase Power
- 24 Hour Access
- Professionally Managed Onsite
- HOA - All Units Participating



Condo Unit 10

- **Warehouse 2,203 SF**
 - Zoned- IL Light Industrial
 - 24' Clear Height
 - 12' x 14' Over Head Door
 - Grade-Level Loading at Unit w/ Community Loading Dock
 - 480 V 3-Phase Power
 - Sprinklers
- **Office(s) 2,205 SF**
 - Ground Floor Office/ Reception/ Storefront 1,075 SF
 - Mezzanine Level Office 1,130 SF
 - Restrooms
 - 10'-11' Ceiling Clear Height
 - Dedicated IT Room in Each Unit
 - Sprinklers
 - 3:1000 SF Parking
- **General Unit Info 4,408 SF Total**
 - Sale Price \$650,000/ \$147 SF
 - HOA Fee \$335 Mo.
 - Power- Clark Co. PUD
 - Water/ Sewer- City of Vancouver
 - Natural Gas- NW Natural
- **Hwy Access Info**
 - 1.7 Miles to I-205
 - 2.4 Miles to I-5



Property Photos



General Exterior Photos

Property Photos



General ML Office & UL Office Photos

Hwy Locations

Central Clark County

- 1.7 Miles to I-205
- 2.4 Miles to I-5
- 15 Min. to Dtown Vancouver
- 20 Min. to PDX via I-205
- 20 Min. to Dtown Portland

