

COLUMBIA  
BUSINESS CENTER

BUILDING

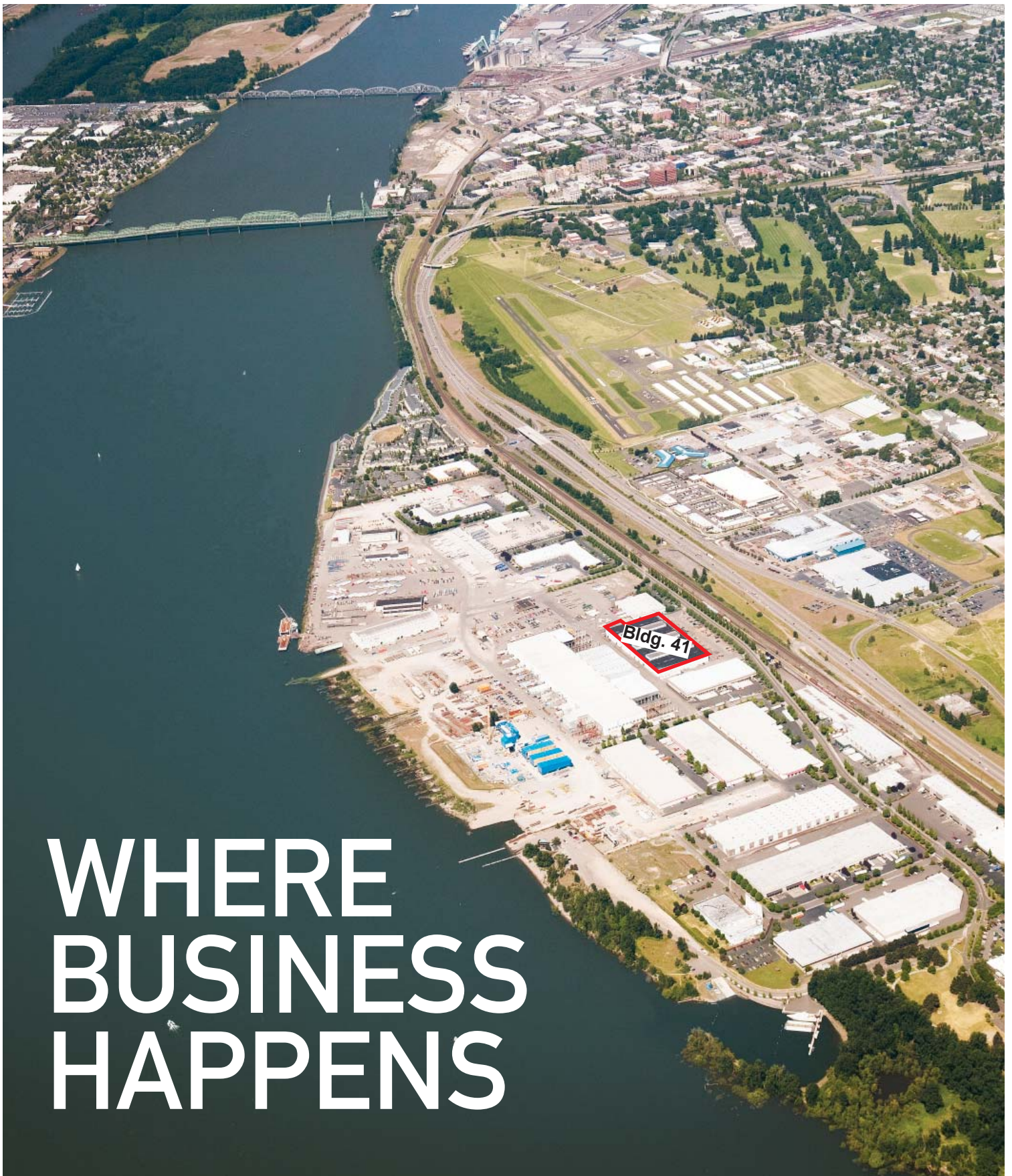
41

SUITE

C

SQUARE FEET

1,608



WHERE  
BUSINESS  
HAPPENS

## BUILDING 41

Situated just off of I5, this spacious building features over 200,000 sq/ft of prime heavy manufacturing space, including 60' of exterior craneways, and rail service.

SPACE FEATURES	BUILDING FEATURES	PARK FEATURES
+ 1,608 sq/ft contemporary office space.	+ Heavy Manufacturing (High Bay). Rail served.	+ 2,400,000 square feet across 27 buildings.
+ Reception, 5 private offices, 1 restroom, 1 break room, 1 variable open area.	+ Steel and Wood-frame construction, partial metal siding. 215,414 sq/ft.	+ Multi-use buildings can fit various use needs.
+ Multiple windows in reception and front offices for natural light.	+ Easy access to I-5 and SR14.	+ Over 52 acres of outside storage.
+ All offices have HVAC.	+ 7,408 sq/ft of office space.	+ Just off Highway 14 – easy access to I5 and 205.
+ 120/208 Volt 3 phase power.	+ 50' Clear height - 32' under cranes.	+ Zoned for Heavy Industrial and Light Industrial.
+ Easy Access off I5 and 205.	+ Parking for 50 cars.	+ Twice daily rail service to various buildings.
+ Optional access to large manufacturing bays.	+ 12 Grade level doors.	+ On-site management team.
+ Well maintained, and updated interior.	+ 60' of exterior craneways.	+ Services for commercial trucking.
+ This office space <b>must be leased in conjunction</b> with a lease of one or more Bays (with 18,331 SF each) in Bldg. 41.	+ (3) 5-Ton additional tenant owned cranes.	+ Truck scale/Truck Wash onsite.
+ Call for Rates.	+ 120/208 Volt 3 phase power.	+ 2 Barge Slips (up to 100 ft wide).
	+ Updated, modern offices.	+ Local Ownership.
	+ 50' bay width, 365' bay length.	+ Washington State tax benefits.
		+ Corporate Business Park amenities.



BUILDING

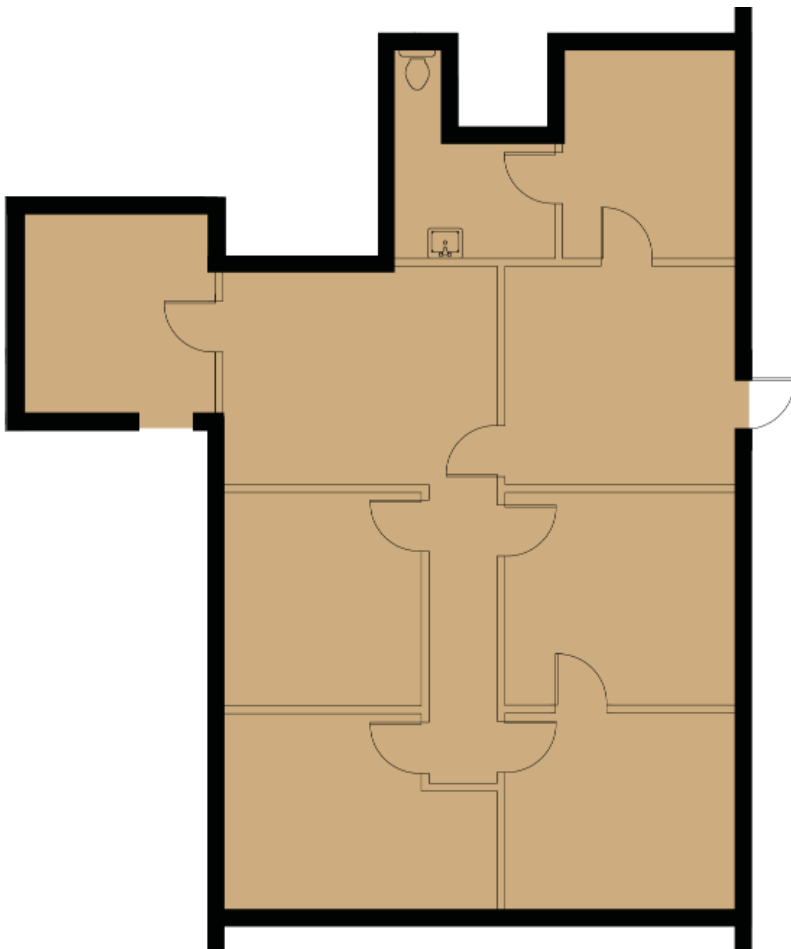
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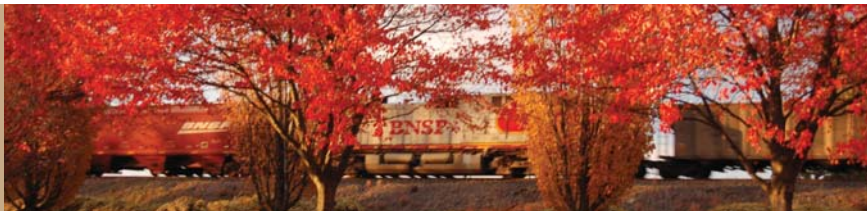
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**PHOTOS / FLOOR PLAN:**

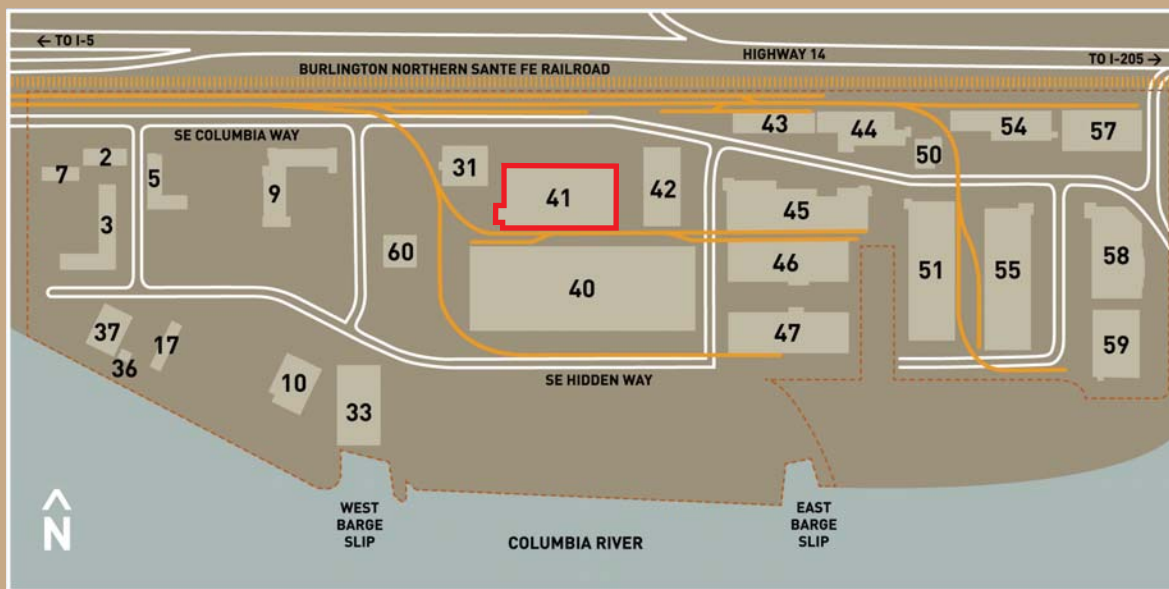
At just over 1,600 square feet, this office space is the ideal solution for your industrial needs. Featuring 5 private offices, 1 bathroom and 1 breakroom. **This office space must be leased in conjunction** with a lease of one or more Bays (with 18,331 SF each) in Bldg. 41.

# 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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