

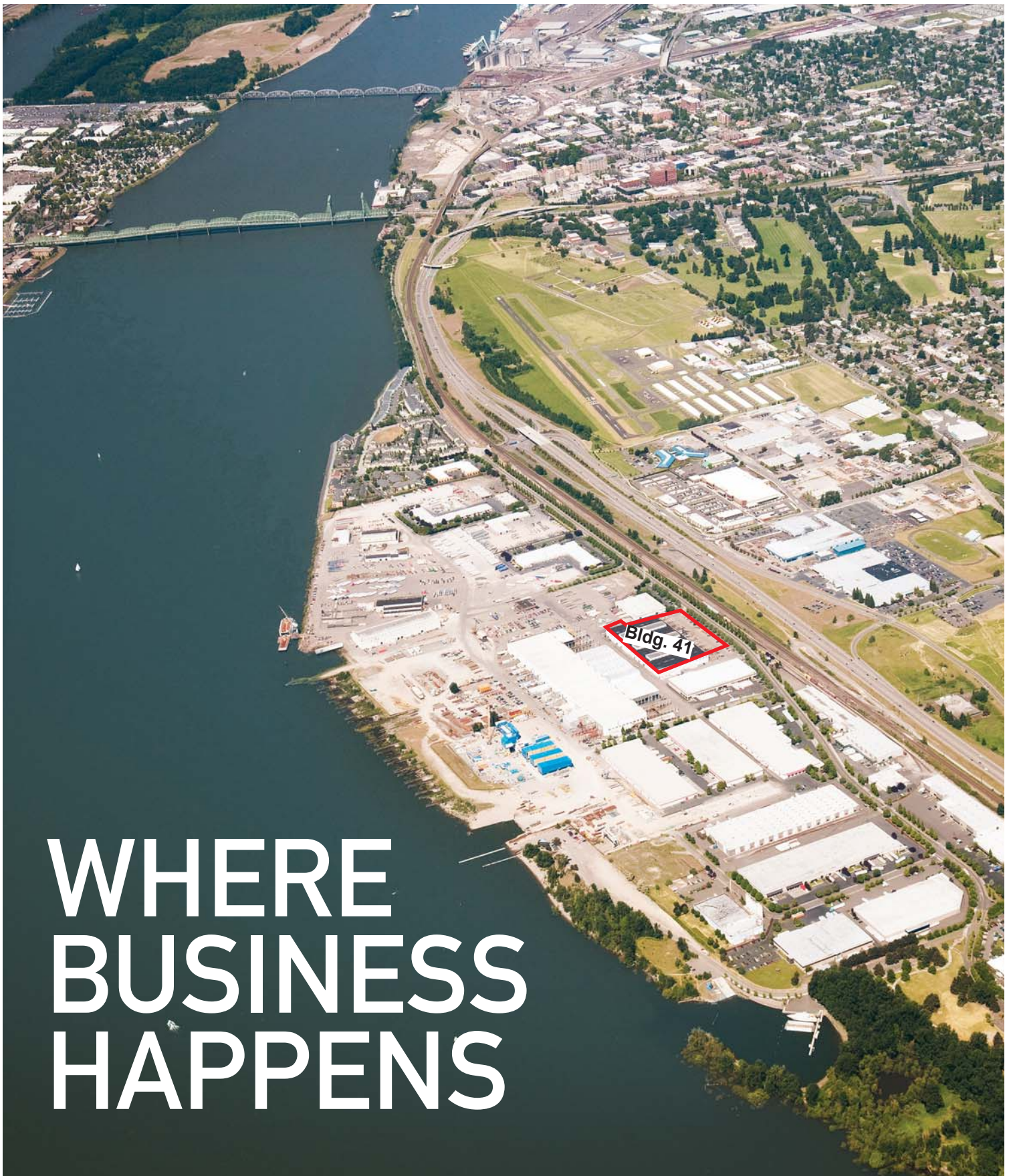
COLUMBIA
BUSINESS CENTER

BUILDING

BAYS

SQUARE FEET

41 | 1,4,8&9 | 18,331-36,662



WHERE
BUSINESS
HAPPENS

BUILDING 41

Situated in a convenient location near I-5, this heavy manufacturing building features high bays, a 50' clear height, and on-site rail service.

SPACE FEATURES	BUILDING FEATURES	PARK FEATURES
+ 18,331 - 36,662 SF available.	+ Heavy Manufacturing.	+ 2,400,000 SF across 27 buildings.
+ Bay 1 has 21,811 SF.	+ Steel and wood-frame, partial metal siding, 64 ft. of exterior craneway per bay.	+ Multi-use buildings can fit various use needs.
+ Bays 4, 8 & 9 have 18,331 SF each.	+ High bays with a total of 215,128 total SF in building.	+ Over 52 acres of outside storage.
+ Bays 8 and 9 can be combined for 36,662 Total SF.	+ 50' clear height.	+ Just off Highway 14 – easy access to I-5 and I-205.
+ Overhead cranes of various sizes available. Note: Crane rates separate from building rates and based on number of cranes leased.	+ Parking for 50 cars plus truck parking.	+ Zoned for Heavy Industrial and Light Industrial.
+ 2,500 SF outside yard area available <u>for each bay</u> at additional cost.	+ Rail served, with service twice daily.	+ Twice daily rail service to various buildings.
+ Rail access available at additional cost.	+ Fused disconnect power w/ GFI 800 (2) and 1,200 (2) Amps - 277/480 Volts.	+ On-site management team.
+ 50' clear height, 32' under cranes, if applicable.	+ Great bay ventilation.	+ Services for commercial trucking.
+ Open high bays - 50' wide x 366' long.	+ Most bays 50' wide x 366' long.	+ Truck scale/Truck Wash onsite.
+ 3 Phase and Single Phase Power.		+ 2 Barge Slips (up to 100 ft wide).
+ Call for Rates.		+ Local Ownership.
		+ Washington State tax benefits.
		+ Corporate Business Park amenities.

BUILDING

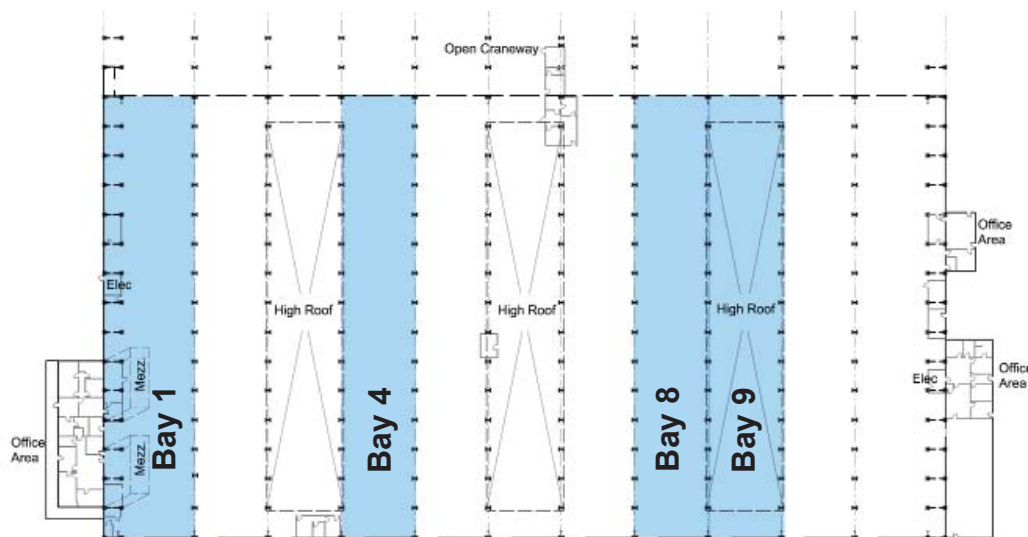
41

BAYS

1, 4, 8 & 9

SQUARE FEET

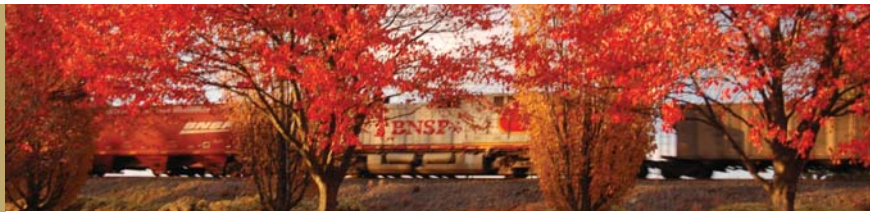
18,331 - 36,662

**PHOTOS / FLOOR PLAN:**

With space available from 18,331 SF - 36,662 SF, these manufacturing bays are the ideal solution for your industrial needs. Each features a high bay door, 50' clear height.

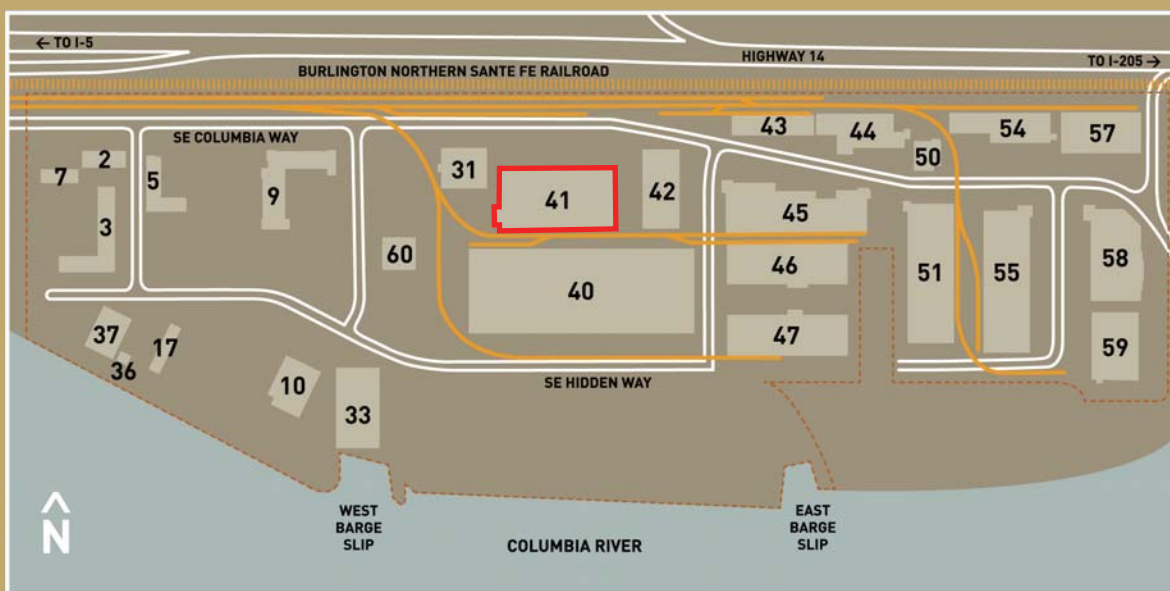
Outside yard area, on-site rail service and cranes available for an additional charge.

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 ▾

RAIL SERVICE 
BUILDINGS 



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