

COLUMBIA
BUSINESS CENTER

BUILDING

58

SUITE

210

SQUARE FEET

46,057

WHERE
BUSINESS
HAPPENS

Bldg. 58



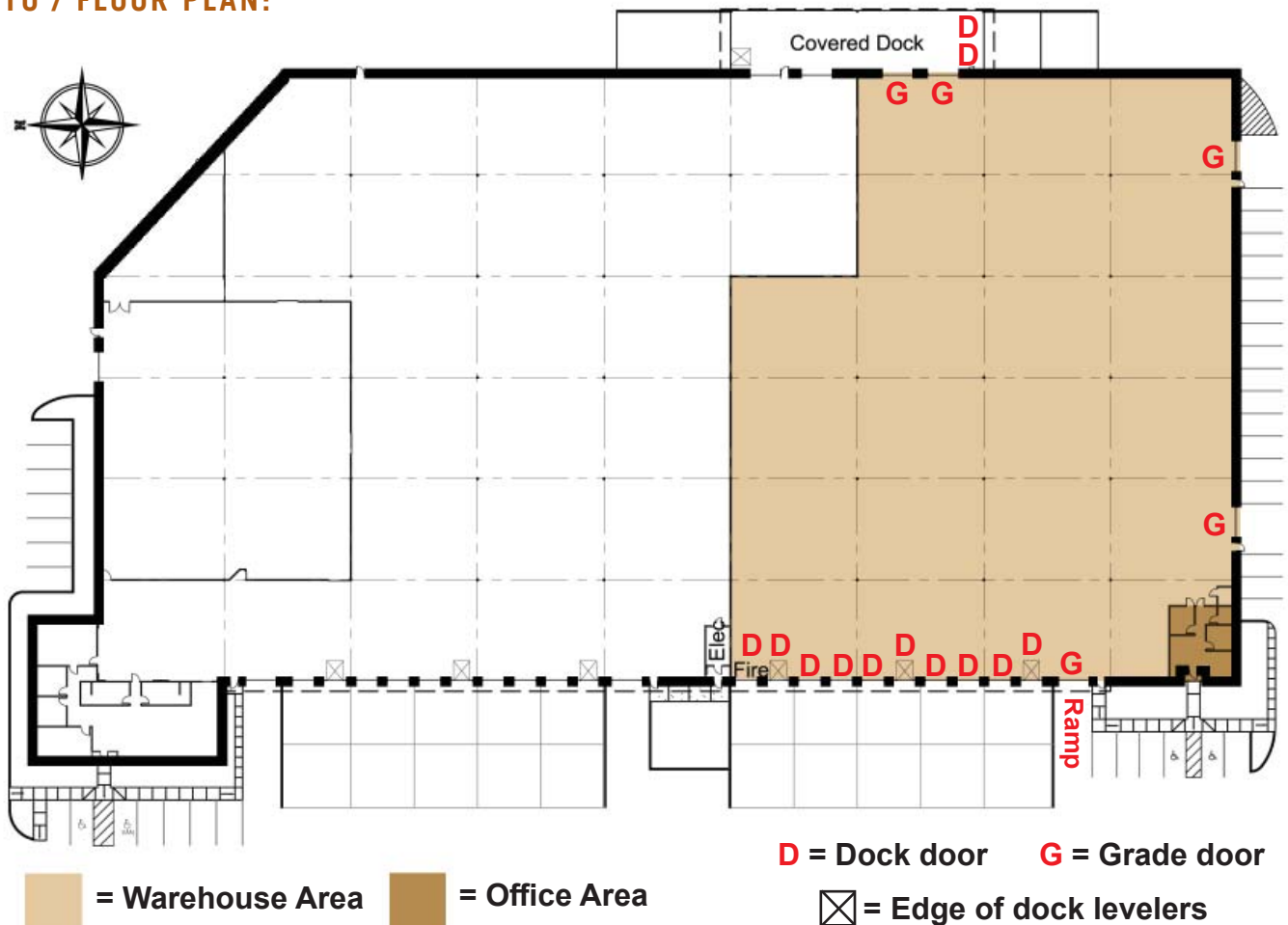
BUILDING 58

Situated conveniently near I-5, this distribution warehouse features canopied dock high doors, ramped grade doors and 28' clear height.

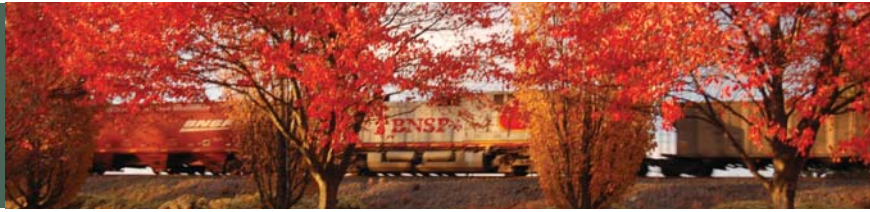
SPACE FEATURES	BUILDING FEATURES	PARK FEATURES
+ 46,057 SF shell with 870 SF office area.	+ Warehouse/Distribution.	+ 2,400,000 SF across 27 buildings.
+ 10 canopied dock high doors: 3 with edge of dock levelers, 2 on a covered platform at back of building with room for 2 trucks.	+ Concrete tilt-up construction with 112,156 SF.	+ Multi-use buildings can fit various use needs.
+ 5 grade level doors: 2 at covered platform at back of building, 1 with ramp in front of building and 2 on side of building.	+ Clear height 28'	+ Over 52 acres of outside storage.
+ Great truck access.	+ 20 canopied dock high doors.	+ Just off Highway 14 – easy access to I-5 and I-205.
+ Clear height 28'	+ 3 ramped drive-in doors	+ Zoned for heavy industrial and light industrial.
+ 480/277 Volt Power.	+ 7 grade doors	+ Twice daily rail service to various buildings.
+ T-5 lighting with occupancy sensors in warehouse.	+ 277/480 volt power.	+ On-site management team.
+ Skylights in Warehouse.	+ Parking for 82 cars – Truck parking in front of docks.	+ Services for commercial trucking.
+ Wet Sprinkler System. ESFR Fire System.	+ 50' x 50' Column Spacing.	+ Truck scale/Truck Wash onsite.
+ Available: 11/01/19.		+ 2 barge slips (up to 100 ft wide).
+ Call for Rates.		+ Local ownership.
		+ Washington State tax benefits.
		+ Corporate business park amenities.

SQUARE FEET

46,057

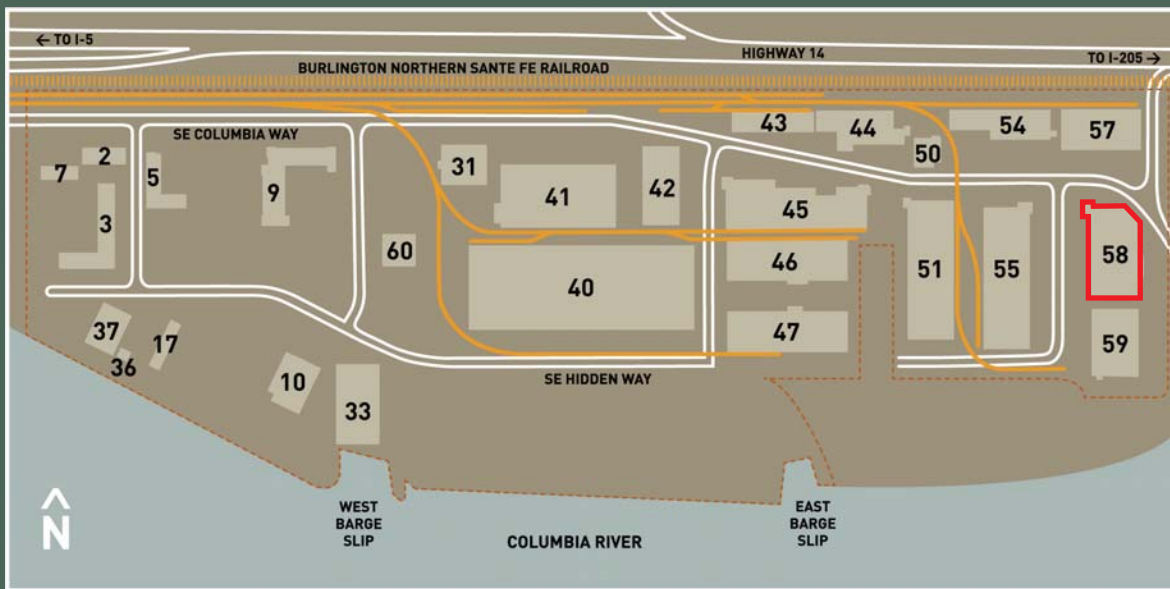


KILLIAN PACIFIC



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 ●



FOR LEASING INFORMATION CONTACT:

Columbia Commercial Properties, LLC • (360) 735-8001

Dave Brown, Designated Broker • Dave@CCPprop.com

Coleman Brown, Broker • Coleman@CCPprop.com

