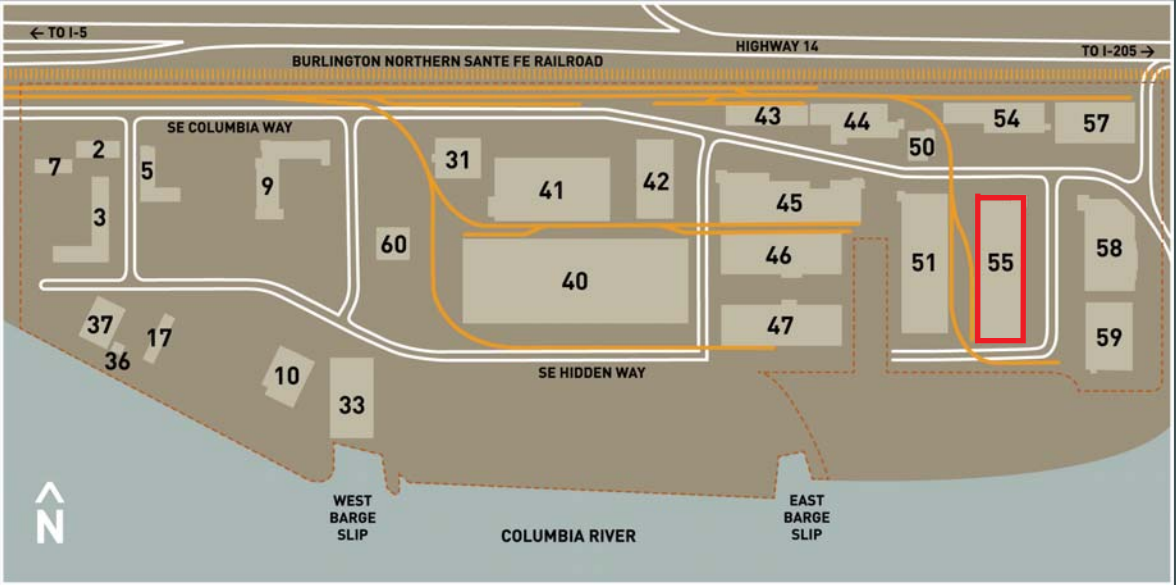


KILLIAN  
PACIFIC



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



FOR LEASING INFORMATION CONTACT:  
**Columbia Commercial, LLC** • (360) 735-8001  
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Coleman Brown, CCIM • Coleman@CCPprop.com



PROFESSIONALLY MANAGED BY | **KILLIAN PACIFIC** | 705 SE Victory Ave., Suite 108 | Vancouver, WA 98661

COLUMBIA  
BUSINESS CENTER

BUILDING  
**55** | SUITE  
**250** | SQUARE FEET  
**23,656**



WHERE  
BUSINESS  
HAPPENS



SPACE FEATURES	BUILDING FEATURES	PARK FEATURES
+ 23,656 SF Shell.	+ Warehouse/Distribution, Rail-Served.	+ 2,400,000 SF, across 27 buildings.
+ 1,218 SF Office Area, with potential to add 816 SF.	+ Concrete tilt-up construction with 172,993 SF.	+ Multi-use buildings can fit various use needs.
+ 5 Dock Doors.	+ Clear height 26'.	+ Over 52 acres of outside storage.
+ 1 Grade Door.	+ Parking for 98 cars – truck parking in front of docks.	+ Just off Highway 14 – easy access to I-5 and I-205.
+ 2 Rail Doors.	+ 25 dock high doors, 5 grade level doors. 13 rail doors.	+ Zoned for heavy industrial and light industrial.
+ 320 SF Rear Canopies.	+ All offices have HVAC.	+ Twice daily rail service to various buildings.
+ 277/480 volt power.	+ Dry system fire supression.	+ On-site management team.
+ Available: 9/1/21.	+ 277/480 volt, 3 phase power.	+ On-site truck scale.
+ Call for rates.	+ Offices featuring storefront window framing.	+ On-site truck wash.
	+ Great visibility.	+ 2 barge slips, (up to 100 ft wide).
	+ Dimensions: 228' x 700' with 38' x 50' column spacing.	+ Local ownership.
		+ Washington State tax benefits.
		+ Corporate business park amenities.



**PHOTOS / FLOOR PLAN:**

With 23,656 SF of industrial space that includes office area, dock, grade and rail doors, this is the perfect location for your growing distribution or manufacturing company.