

**FOR SALE | \$2,200,000**

**MAJ**



**9.13 AC ZONED LIGHT INDUSTRIAL**  
13216 NE 117TH AVE | VANCOUVER, WA 98662

### **PROPERTY HIGHLIGHTS**

- 600'+ Frontage on SR 503
- Corner Lot
- 958 SF House (or Office)
- Zoned Light Industrial
- Flat Acreage
- Public Water w/ Irrigation Well
- Septic On-Site
- 32,400 Approx. Daily Vehicle Count

**Kelly Shea**

**Commercial/Industrial Specialist**

Direct: 360.823.5110

Cell: 360.921.3710

Email: Kelly@SheaCRE.com



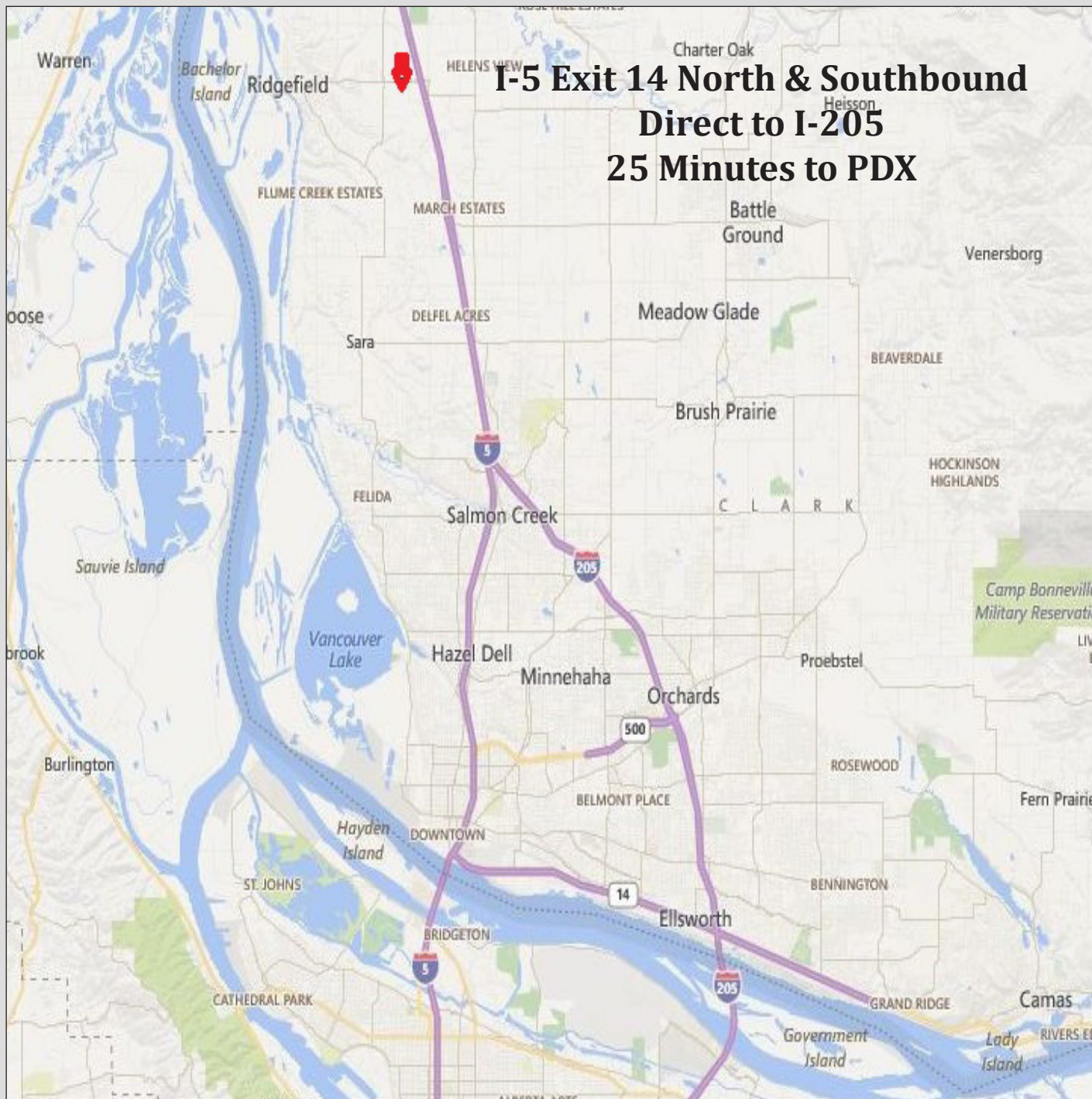
**MAJ COMMERCIAL**  
**REAL ESTATE**

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## REGIONAL HIGHWAYS



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