



COLUMBIA
BUSINESS CENTER

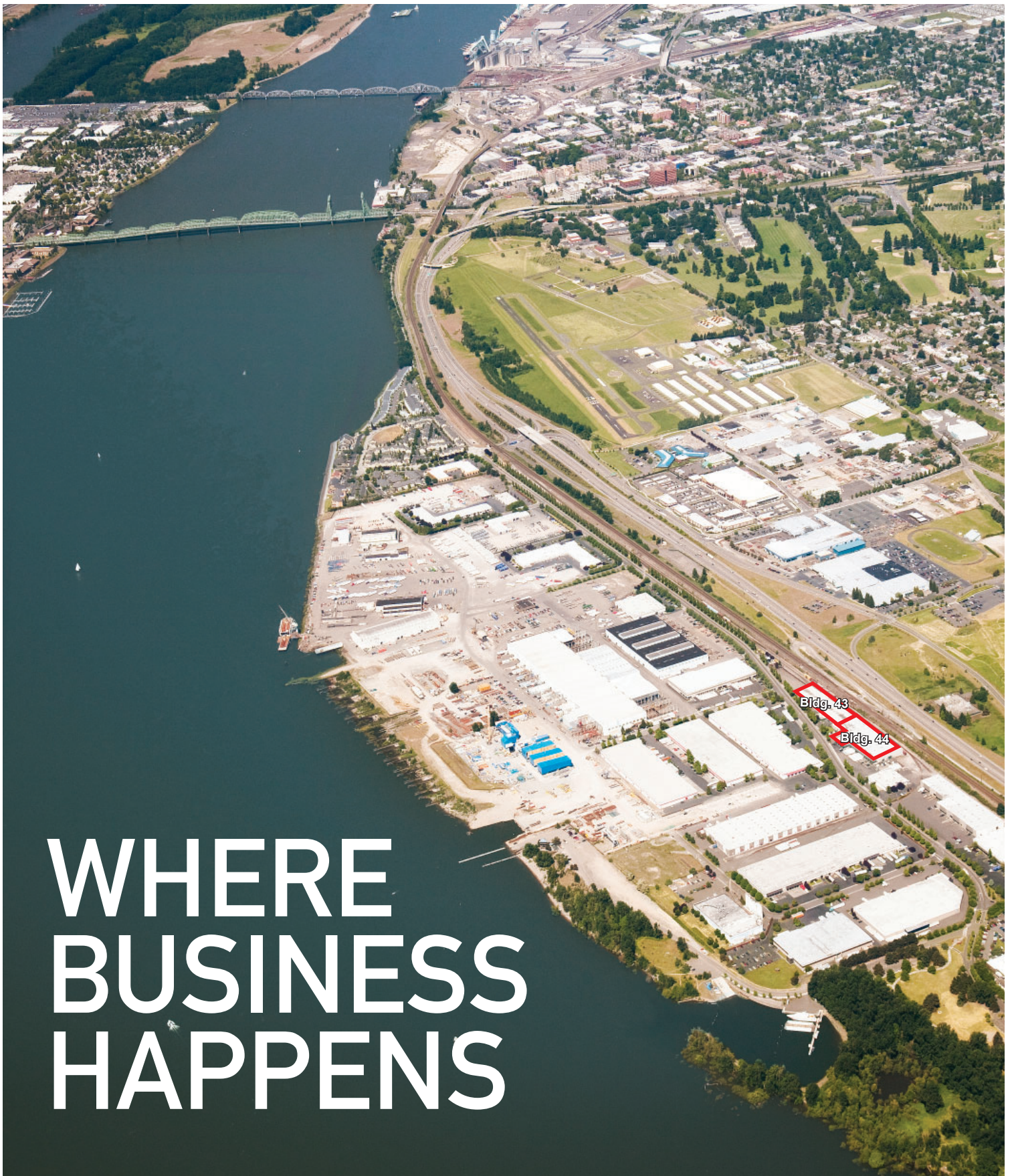
BUILDINGS

43 & 44

SUBLEASE

SQUARE FEET

43,854-108,047



**WHERE
BUSINESS
HAPPENS**

BUILDINGS 43 & 44

Located just off I-5, these two industrial buildings feature warehouse, office and yard area plus rail, dock and grade doors for convenient access.

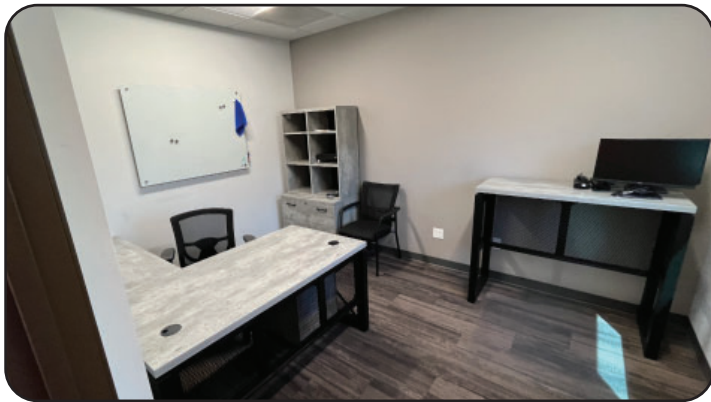
SPACE FEATURES	BUILDING FEATURES	PARK FEATURES
<ul style="list-style-type: none"> + Buildings can be subleased together or separately. Master Lease Expiration: 1/31/34. 	<ul style="list-style-type: none"> + Warehouse/Distribution. 	<ul style="list-style-type: none"> + 2,400,000 square feet across 27 buildings.
<ul style="list-style-type: none"> + Combined: 108,047 SF Shell, inclusive of 6,369 SF Office and 19,600 SF Yard. 	<ul style="list-style-type: none"> + Concrete Tilt-Up Construction. 	<ul style="list-style-type: none"> + Multi-use buildings can fit various use needs.
<ul style="list-style-type: none"> + Bldg. 43: 43,854 SF Shell, inclusive of 2,302 SF Office and 8,800 SF Yard. Bldg. 44: 64,193 SF Shell, inclusive of 4,067 SF Office and 10,800 SF Yard. 	<ul style="list-style-type: none"> + Clear Height: 16' in Bldg. 43. 26' in Bldg. 44. 	<ul style="list-style-type: none"> + Over 52 acres of outside storage.
<ul style="list-style-type: none"> + Bldg. 43: 4 Dock Level Doors, 1 Grade Door, 4 Rail Doors. (Rail service offered twice daily.) Bldg. 44: 12 Dock High Doors, 8 Grade Doors, 7 Rail Doors. (Rail service offered twice daily.) Combined: 4 Dock Level Doors, 12 Dock High Doors, 9 Grade Doors, 11 Rail Doors. 	<ul style="list-style-type: none"> + Parking: Bldg 43 - parking for 21 cars, truck parking in front of docks. Bldg. 44 - parking for 29 cars, truck parking in front of docks. 	<ul style="list-style-type: none"> + Just off Highway 14 – easy access to I-5 and I-205.
<ul style="list-style-type: none"> + Fenced Yard Area: Bldg. 43 8,800 SF usable yard (excludes maneuvering area). Bldg. 44 10,800 SF usable yard. 	<ul style="list-style-type: none"> + Dock High Doors. 	<ul style="list-style-type: none"> + Zoned for heavy industrial and light industrial.
<ul style="list-style-type: none"> + 277/480 Volt Power. 	<ul style="list-style-type: none"> + Rail Doors. 	<ul style="list-style-type: none"> + Twice daily rail service to various buildings.
<ul style="list-style-type: none"> + T-5 Lighting with occupancy sensors in warehouse. 	<ul style="list-style-type: none"> + Dry System Fire Suppression. 	<ul style="list-style-type: none"> + On-site management team.
<ul style="list-style-type: none"> + Call for Rates. 	<ul style="list-style-type: none"> + 277/480 Volt Power. 	<ul style="list-style-type: none"> + Services for commercial trucking.
	<ul style="list-style-type: none"> + Attractive Modern Building. 	<ul style="list-style-type: none"> + Truck scale/truck wash onsite.
	<ul style="list-style-type: none"> + All Offices have HVAC. 	<ul style="list-style-type: none"> + 2 Barge slips (up to 100 ft wide).
	<ul style="list-style-type: none"> + Column Spacing: Bldg. 43 - approx. 33' x 40'. Bldg. 44 - approx. 50' x 40'. 	<ul style="list-style-type: none"> + Local ownership.
		<ul style="list-style-type: none"> + Washington State tax benefits.
		<ul style="list-style-type: none"> + Corporate Business Park amenities.

BUILDINGS

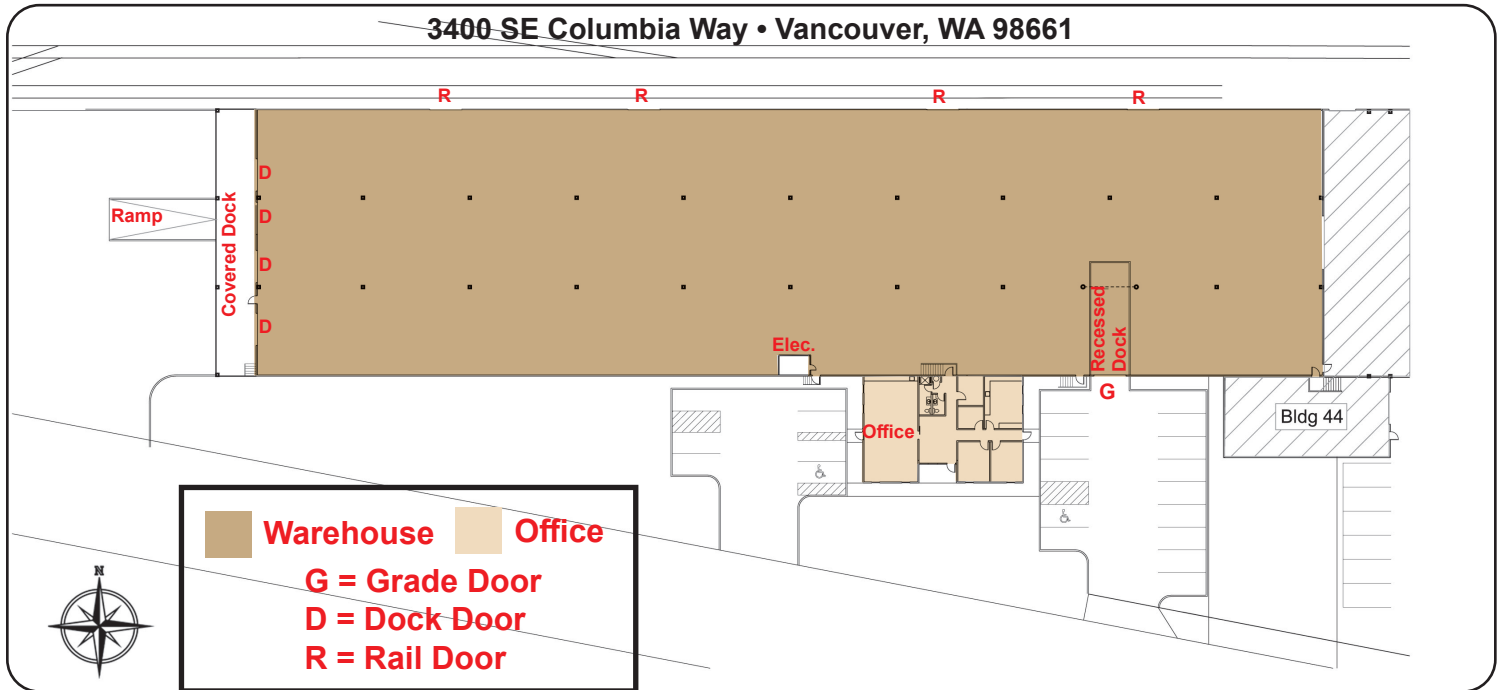
SUBLEASE 43 & 44

SQUARE FEET

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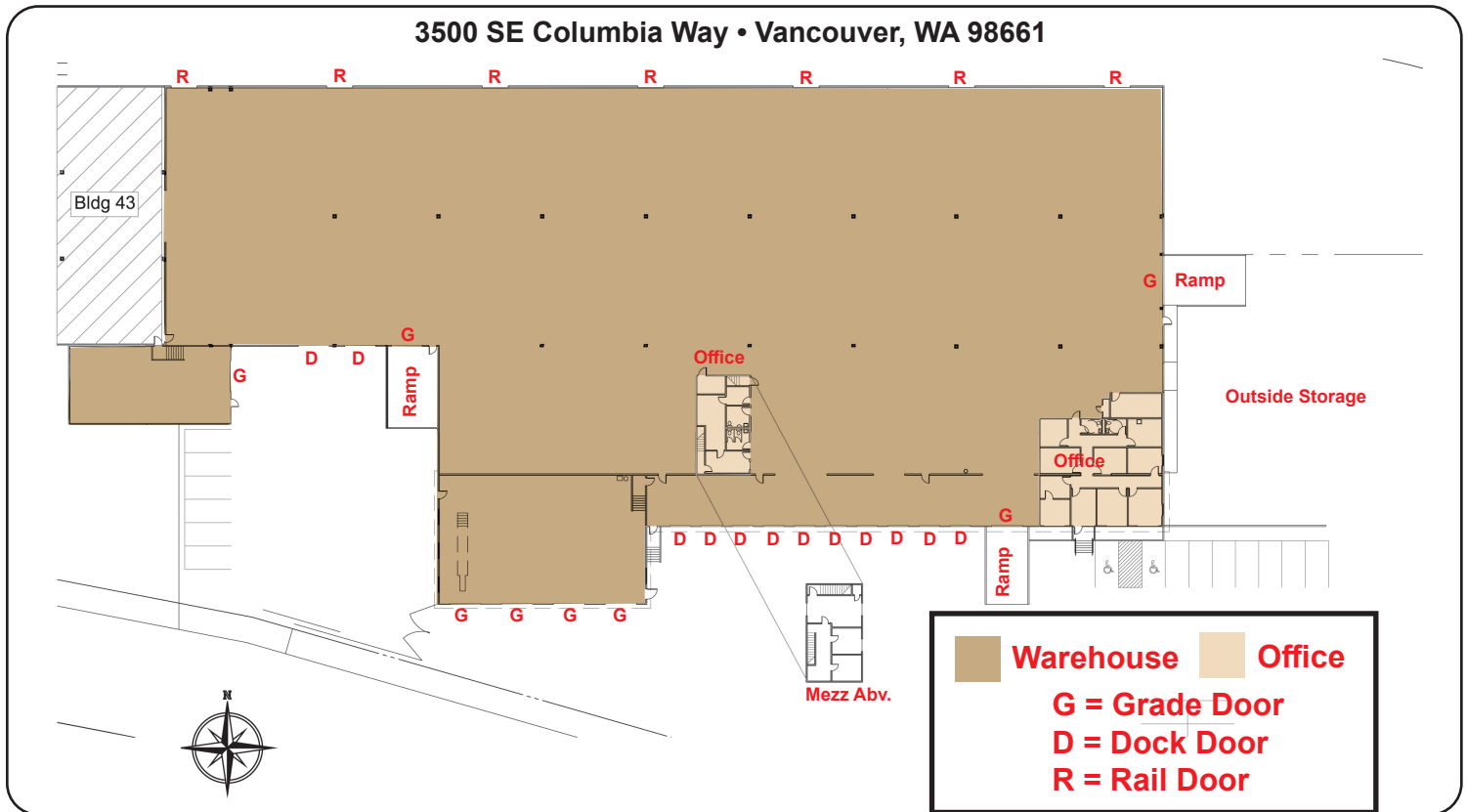


SUBLEASE Building 43 | 43,854 SF



SUBLEASE Building 44 | 64,193 SF

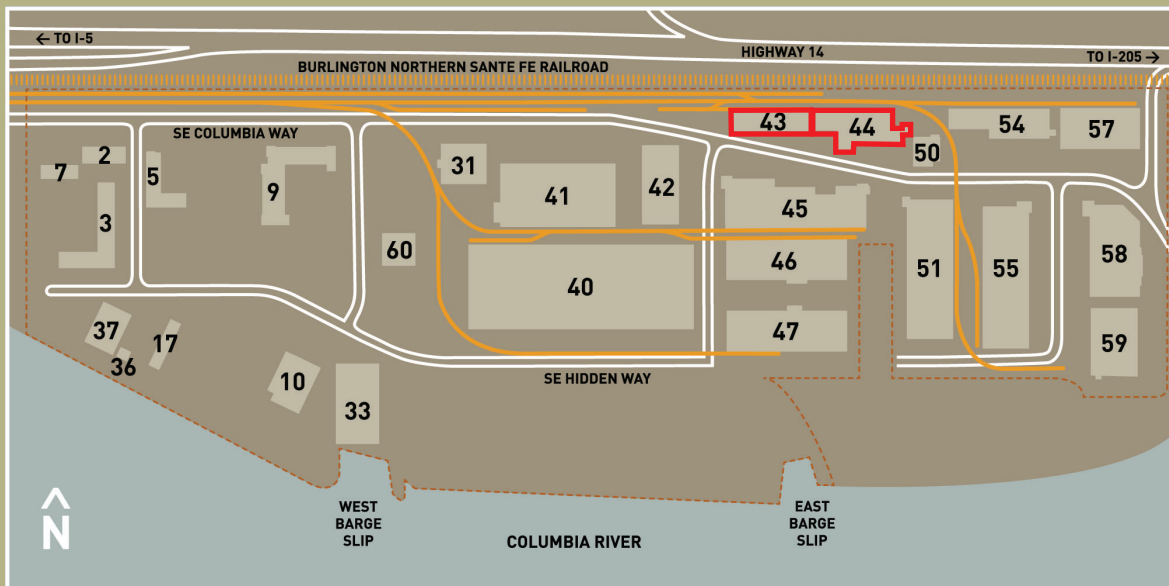
3500 SE Columbia Way • Vancouver, WA 98661





Columbia Business Center has evolved into one of the largest most unique industrial parks in the Pacific Northwest with over 220 acres of waterfront property housing 2 million square feet of outside storage, rail services, barge/water access and 27 buildings that are home to more than 100 tenants. The versatility of this park is unmatched as many buildings are rail-served and larger projects can be loaded out on the Columbia River by way of the active barge slip. Strategically located off Highway 14 and minutes away from both I-5 and I-205, with shopping, restaurants, walking trails and many other amenities at Columbia Business Center's doorstep, this remains the place "Where Business Happens". Columbia Business Center's dynamic history contributes to its vibrant tenant base and high occupancy rate. We invite you to contact us so you become a part of our future!

< TO DOWNTOWN VANCOUVER AND PORTLAND



PORTLAND AIRPORT v

A PROJECT BY

KILLIAN PACIFIC

RAIL SERVICE

BUILDINGS

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