



WHERE
BUSINESS
HAPPENS

BUILDING 45

Located just off I-5, this 151,367 SF high bay warehouse features rail service, 26' clear height, and dock doors for convenient access.

SPACE FEATURES

- + 22,187 SF and 29,913 SF spaces available. Can be combined for 52,000 SF.
- + **Suites 160-170:** 22,187 SF Shell with 2,365 SF Office, 4 Dock Doors (2 w/ Levelers) and 1 Rail Door. **Available: Q3 2019.**
- + **Suite 180:** 29,913 SF Shell with 4,993 SF Office, 3 Dock Doors (2 w/ Levelers), 1 Ramp and 3 Rail Doors. **Available: Q3 2019.**
- + Can combine **Suites 160-180** for 52,100 SF Shell, 7,358 SF Office, 7 Dock Doors (4 w/ Levelers), 1 Ramp and 4 Rail Doors.
- + 26' clear height.
- + Dry system fire suppression.
- + 277/480 Volt power.
- + Call for rates.

BUILDING FEATURES

- + Warehouse/Distribution.
- + Concrete tilt up construction with 151,367 SF.
- + Clear height 26'.
- + Parking for 64 cars – truck parking in front of docks.
- + 3 Grade level doors.
- + 20 canopied dock high doors.
- + 11 doors rail served.
- + Dry system fire suppression.
- + 277/480 Volt power.
- + Attractive modern building.
- + Majority of offices feature storefront window framing.
- + 50' x 40' Column spacing.

PARK FEATURES

- + 2,400,00 SF across 27 buildings.
- + Multi-use buildings can fit various use needs.
- + Over 52 acres of outside storage.
- + Just off Highway 14 – easy access to I-5 and I-205.
- + Zoned for Heavy Industrial and Light Industrial.
- + Twice daily rail service to various buildings.
- + On-site management team.
- + Services for commercial trucking.
- + Truck scale/Truck Wash onsite.
- + 2 Barge Slips (up to 100 ft wide).
- + Local Ownership.
- + Corporate business park amenities.
- + Washington State tax benefits.

BUILDING

45

SUITES

160 - 180

SQUARE FEET

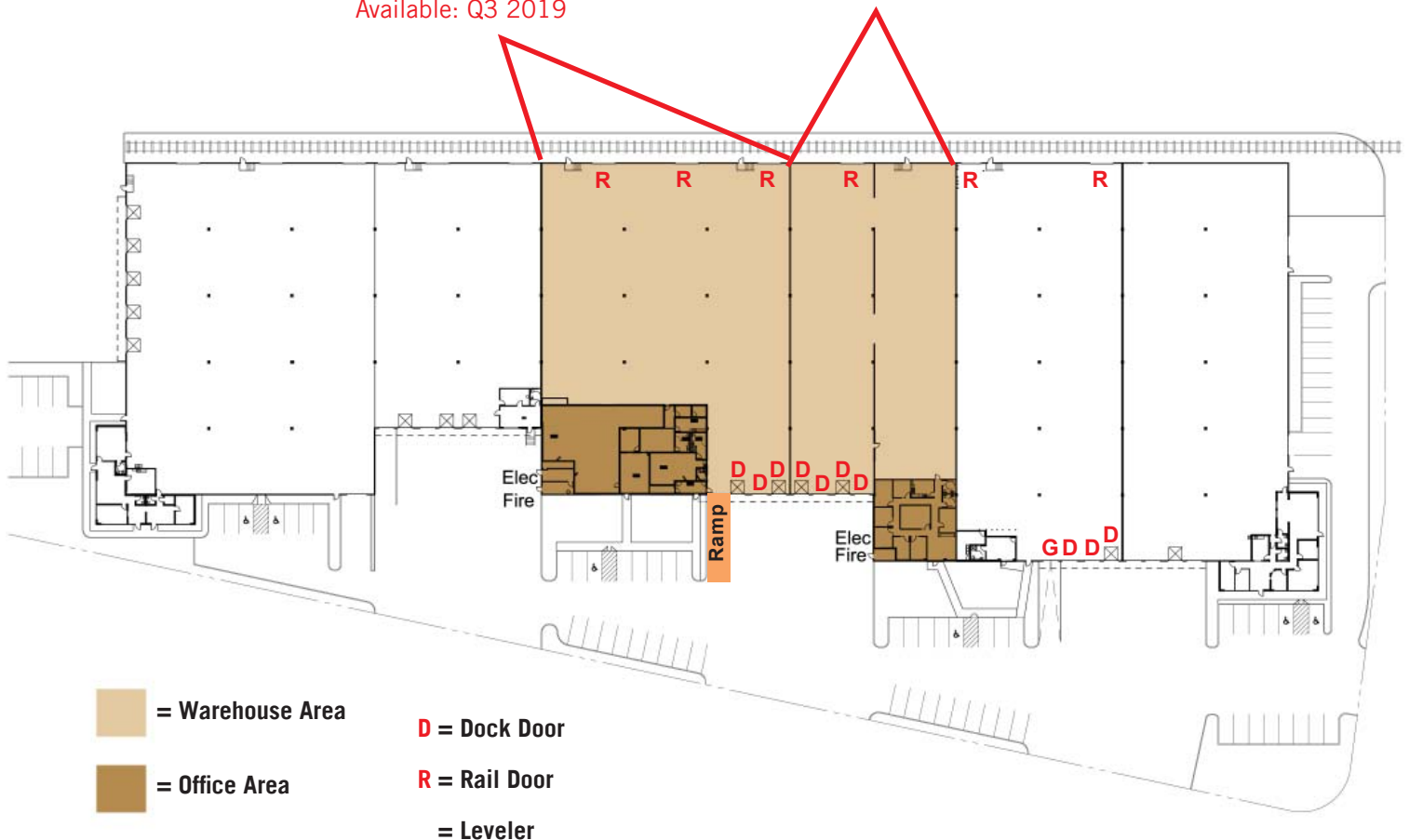
22,187 - 52,100



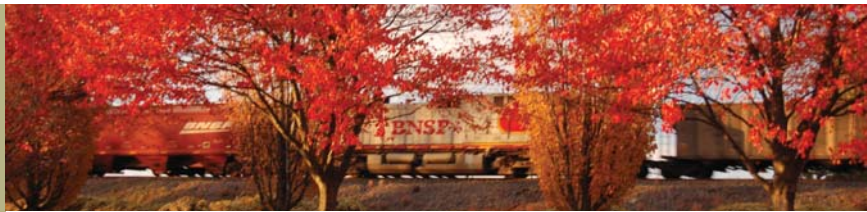
PHOTOS / FLOOR PLAN:

Suite 180
29,913 RSF
 24,920 RSF Warehouse
 4,993 RSF Office
 Available: Q3 2019

Suites 160-170
22,187 RSF
 19,822 RSF Warehouse
 2,365 RSF Office
 Available: Q3 2019



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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