FOR LEASE VANCOUVER BUSINESS PARK 3315 NE 112th Avenue, Vancouver, Washington



CURRENT AVAILABILITIES

Suite	Shell SF	Office SF*	SF NNN Expenses	Monthly Base Rent	Monthly NNN	Total Monthly Rent
A28-29	2,000	250	\$0.135	\$1,040	\$272	\$1,312
A32-33	2,100	200	\$0.135	\$1,050	\$283	\$1,333
B74-77	4,000	450	\$0.135	\$2,000	\$540	\$2,540

*Office SF is approximate

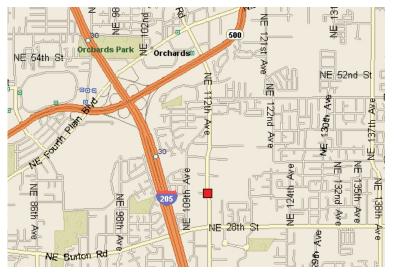
NOTE: Rental rates shown are for the first year of a 3-year term. Utilities are not included.

Vancouver Business Park is conveniently located just east of I-205 near SR 503. Just 10 minutes to Portland. The 112th Avenue corridor is the most sought after industrial park location in Clark County.

> Loading: 12' x 14' grade common dock Sprinklered: Yes Power: 208V - 480V 3-phase Varies by suite

Existing / Build-to-Suit Office:





Contact Information Garret Harper, CCIM tel 360 852 9619

Commercial Real Estate Services, Worldwide

gharper@nbsrealtors.com

The information contained herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase or lease.

FOR LEASE VANCOUVER BUSINESS PARK

3315 NE 112th Avenue, Vancouver, Washington

	1		
83 82	80	82	5
	62	30	
82 84	78 2		24 25
 B B			
	76 7		22 23
3 H 88	3 Pho	34	21
2016 Volt - 3 Phose 90 89 88 87	73 74 75 76 208 Volt - 3 Phase	200 Volt - 3 Phase 35 34 33 32	19 20 21 22
A 802-	72 73 74 75 76 77 	R	61
ត	72	33	91 - 81 200
Ж	12	麗	17
66	92	X	ġ
- 64	69 69	40	14 15
₩	¥	4	14
<u> </u>	67	47	13
	8	- 3 Phose 44 43	11 12
- 3 Phase 99 98	4 65 3 Phase		
 ~, 66 0	63 ¹ 64 banel - 3 F	46 45	8 9 10 8 2 1000 4 8
8 V Pariel 101 100	62 6 8 v Per	47 4	d
to 208	61 6 to 208	4 4 4	Eac
Mar t	mer to	40 - 40 - 40 - 40 - 40 - 40 - 40 - 40 -	6 7
nsfor 104 1	59 (nsfor	12 20 20	ل ا
11 - 102	v/Trai	480 V w/Transformer to 208 V Panel - 3 Phase 51 50 49 48 47 46 45 44 43	4
480 V w/Transformer to 208 V Pariel - 3 Phase 106 105 104 103 102 101 100 99 98	57 58 <u> 59 60 61 62 63 64 65</u> 480 V w/Transformer to 208 V Penel - 3 Phase	₩ ₩	
	55	23	~~
201 801	22	24	-



Contact Information

Garret Harper, CCIM tel 360 852 9619

Commercial Real Estate Services, Worldwide

 Services, Worldwide
 gharper@nbsrealtors.com

 700 Washington Street, Suite 608, Vancouver, Washington 98660 | 360 852 9600 main | www.nai-nbs.com