

COLUMBIA
BUSINESS CENTER

BUILDING

9

SUITE

220

SQUARE FEET

4,209



WHERE
BUSINESS
HAPPENS

BUILDING 9

Situated in a convenient location just off of I-5, this contemporary light and bright building features great visibility, an exterior shared double dock, and ample on-site parking.

SPACE FEATURES	BUILDING FEATURES	PARK FEATURES
+ 4,209 SF Shell with 4,091 SF of improved office space.	+ Service Industrial/Light Manufacturing.	+ 2,400,000 SF across 27 buildings.
+ Reception, 2 private offices, 2 restrooms, coffee bar and large open flex area.	+ Concrete tilt up construction with 68,990 SF.	+ Multi-use buildings can fit various use needs.
+ Large windows in reception and front office for natural light.	+ Clear height 14'/20'	+ Over 52 acres of outside storage.
+ Grade level overhead door. and 1 common double dock.	+ Parking for 250 cars – truck parking in front of docks.	+ Just off Highway 14 – easy access to I-5 and I-205.
+ All offices have HVAC.	+ 14 grade level doors.	+ Zoned for Heavy Industrial and Light Industrial.
+ Wet system fire suppression.	+ 1 centrally located, exterior shared double dock.	+ Twice daily rail service to various buildings.
+ 277/480 Volt 3 phase power.	+ All offices have HVAC.	+ On-site management team.
+ Easy access off I-5 and I-205.	+ Wet system fire suppression.	+ Services for commercial trucking.
+ Call for Rates.	+ 480 Volt 3 phase power.	+ Truck scale/Truck Wash onsite.
	+ Attractive modern building.	+ 2 Barge Slips (up to 100 ft wide).
	+ Oversized skylights.	+ Local Ownership.
	+ Great visibility.	+ Corporate business park amenities
	+ 50' x 20' Column spacing.	+ Washington State tax benefits.

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PHOTOS / FLOOR PLAN:

At 4,209 SF, this modern office space is the ideal solution for your business needs. With 2 private offices, plus a large flexible open work area, it's the perfect canvas on which to paint your company's future.

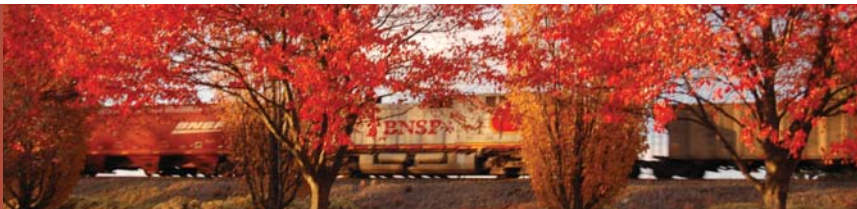


■ = Office Area

■ = Storeroom (118 SF)

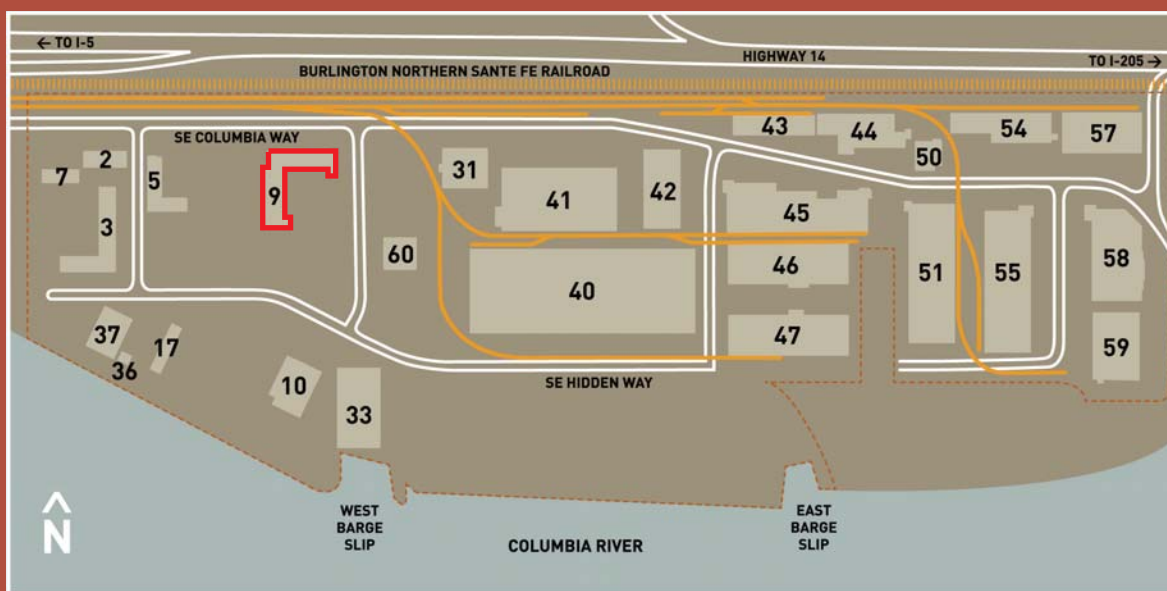
G = Grade Door

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 v

RAIL SERVICE ●
BUILDINGS ●



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