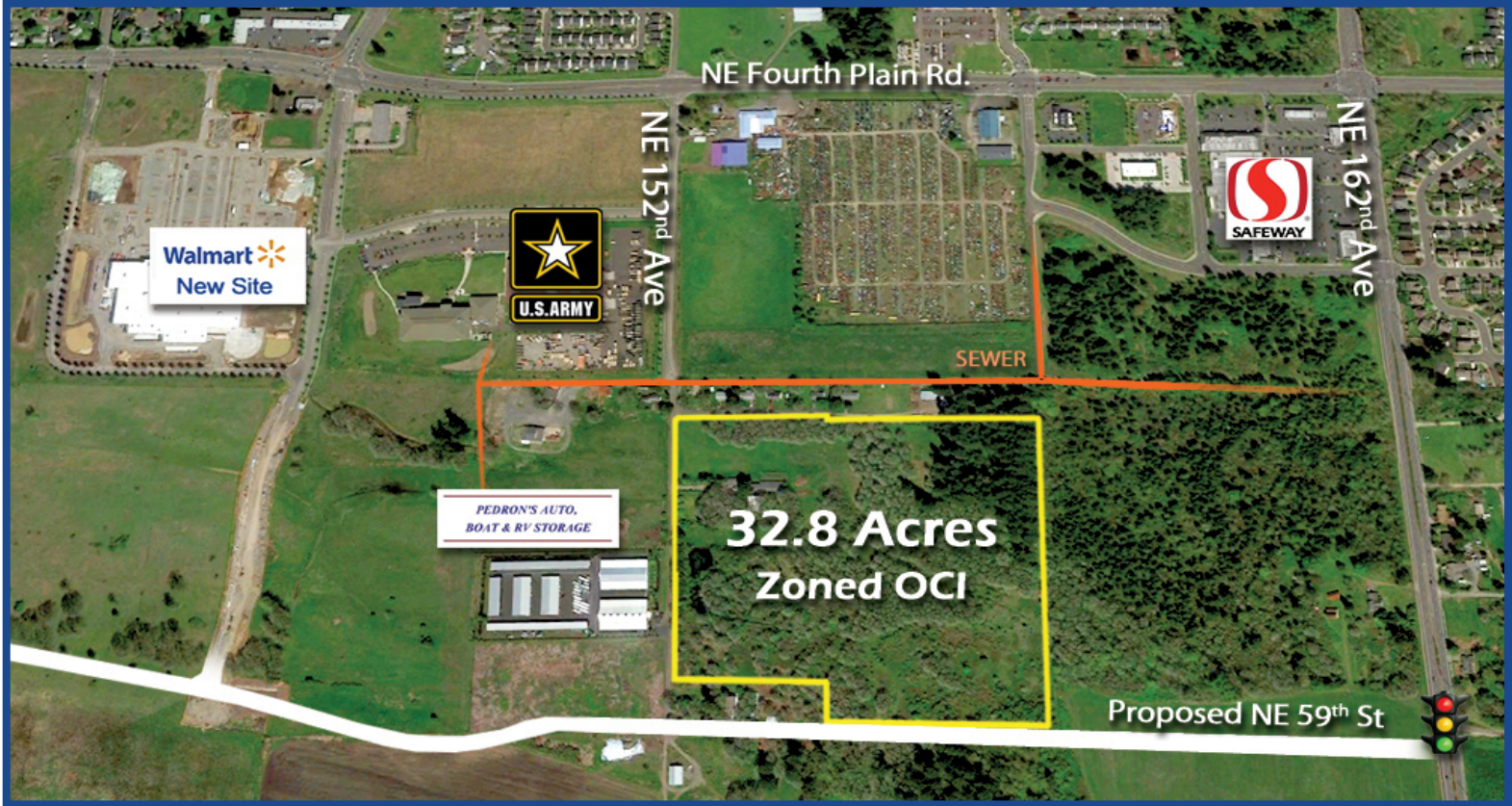


FOR SALE

32.8^{+/-} ACRES ZONED OCI

6103 NE 152ND AVE | VANCOUVER, WA 98682



\$6,900,000



- Apx. 32.8^{+/-} Acres.
- Apx. \$4.83^{+/-} /SF (Apx. \$210,000^{+/-} / Acre).
- Zoned OCI (Office/Commercial/Industrial).
(See Page 2 for Permitted Use & Examples)
- Future Lighted Corner on NE 162nd Ave.
- Proposed NE 59th St Connection to New Walmart.



Gordon Lewis | sold@gordonlewis.com

(360) 823-5108 Direct | (360) 903-4788 Cell

Nathan Lewis | nathanl@cbcworldwidenw.com

(360) 823-5129 Direct | (360) 525-7367 Cell

CBCWorldwideNW.com
Facebook.com/CBCWorldwideNW

300 W 15th Street, Suite 201 | Vancouver, WA 98660

Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks licensed to Coldwell Banker Real Estate LLC. Each Office is Independently Owned and Operated. We deem the information provided reliable, but is not guaranteed. All potential investors and tenants must take appropriate measures to verify all of the information set forth herein before entering into a Purchase or Lease.

FOR SALE

32.8^{+/-} ACRES ZONED OCI

6103 NE 152ND AVE | VANCOUVER, WA 98682

Uses Allowed in OCI Zoning:

- **Offices** (General, Medical and Extended)
- **Industrial** (Industrial Services, Manufacturing, Research & Development)
- **Housing** (Second Story Only and Caretaker Residence)
- Wholesale Sales
- Emergency Services
- Adult Day Care

Example of Existing Building (*Not on Property*) in OCI:



Gordon Lewis | sold@gordonlewis.com

(360) 823-5108 Direct | (360) 903-4788 Cell

Nathan Lewis | nathanl@cbcworldwidenw.com

(360) 823-5129 Direct | (360) 525-7367 Cell

CBCWorldwideNW.com
Facebook.com/CBCWorldwideNW

300 W 15th Street, Suite 201 | Vancouver, WA 98660

Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks licensed to Coldwell Banker Real Estate LLC. Each Office is Independently Owned and Operated. We deem the information provided reliable, but is not guaranteed. All potential investors and tenants must take appropriate measures to verify all of the information set forth herein before entering into a Purchase or Lease.