

# FOR LEASE

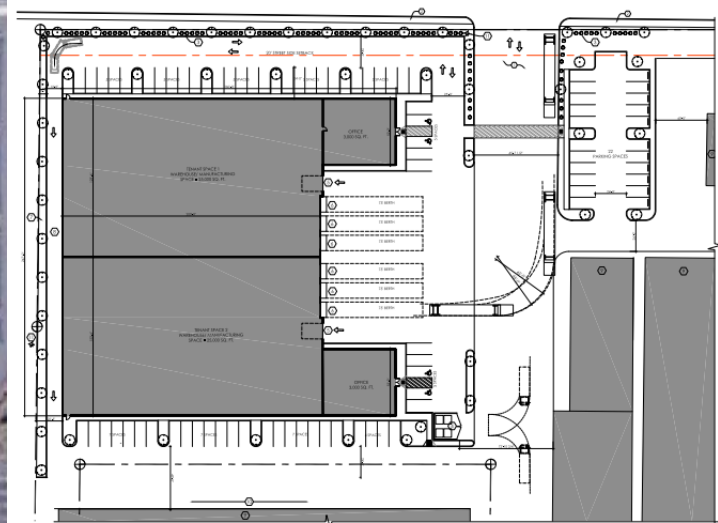
## WALNUT GROVE INDUSTRIAL PARK

6115 NE 63rd Street | Vancouver, WA 98661



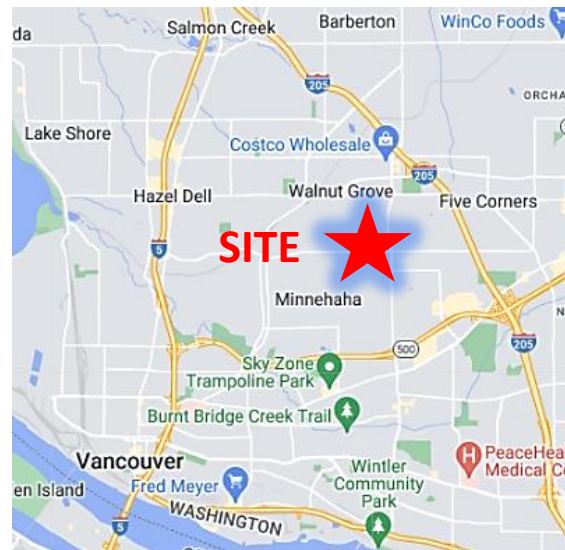
900 Washington St, Suite 850, Vancouver, WA  
360.597.0574 | www.fg-cre.com

NE 63<sup>rd</sup> Street



## PROPERTY HIGHLIGHTS

- Availabilities:
  - **28,000 - 56,000 SF** warehouse/manufacturing building, delivers 2Q 2025, 2 grade doors, 6 docks, 72 parking spaces - call for terms
  - **Suite 6205:** 12,000 SF (approx. 2,000 SF office) - \$0.91 - \$1.00/SF NNN
  - **Suite 6317A:** 1,200 SF storage – \$0.85/SF NNN
- Ideal opportunity for an industrial or warehouse structure
- Excellent location situated on a main thoroughfare, centrally located
- 10 minutes to downtown Vancouver; 18 minutes to Portland Int'l Airport; 20 minutes to downtown Portland



## FOR MORE INFORMATION:

Brett Irons

360.597.0574 | biron@fg-cre.com

# FOR LEASE

WALNUT GROVE INDUSTRIAL PARK

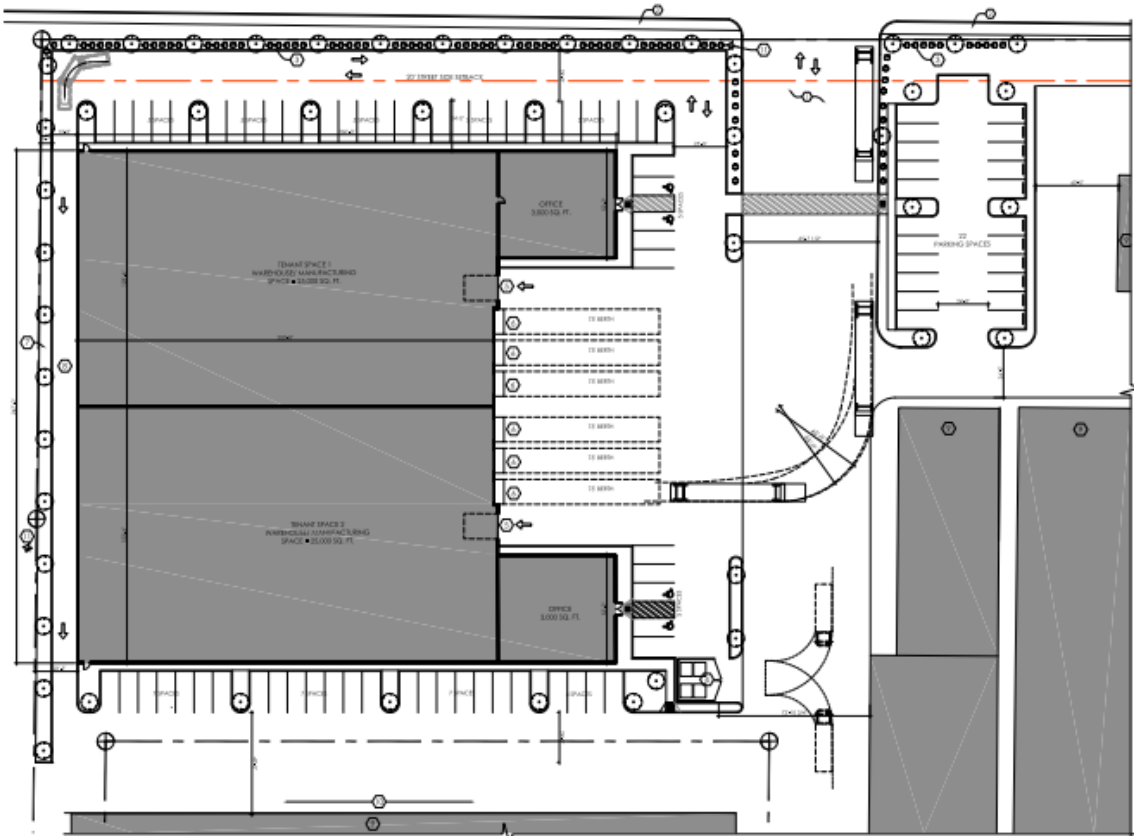
6115 NE 63rd Street | Vancouver, WA 98661



900 Washington St, Suite 850, Vancouver, WA  
360.597.0574 | www.fg-cre.com



- 28,000 SF – 56,000 SF
- 2 grade and 6 docks
- 72 parking spaces
- Call for terms



1 PROPOSED OVERALL SITE PLAN - CONCEPT 1

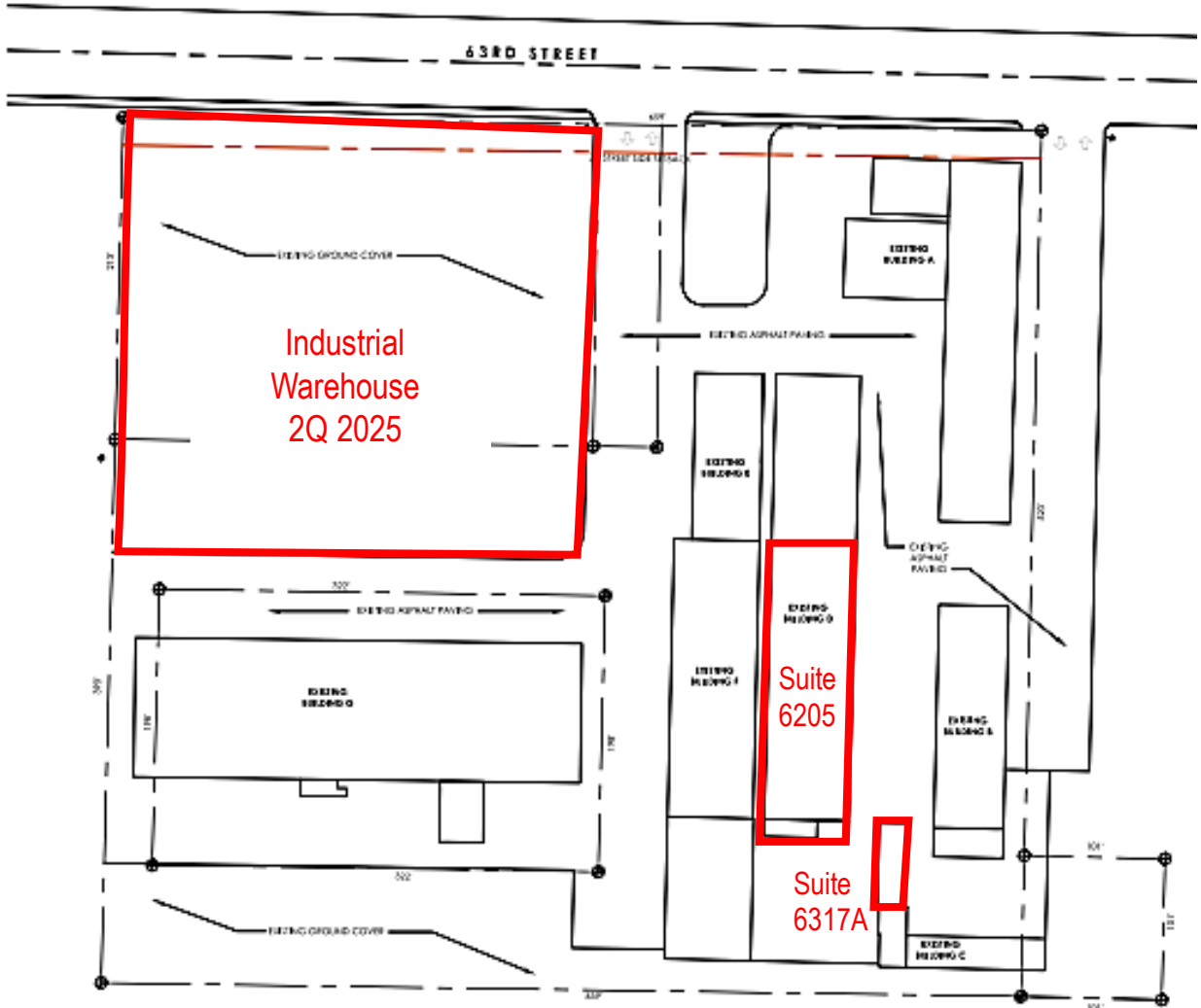
# FOR LEASE

WALNUT GROVE INDUSTRIAL PARK

6115 NE 63rd Street | Vancouver, WA 98661



900 Washington St, Suite 850, Vancouver, WA  
360.597.0574 | www.fg-cre.com



# FOR LEASE

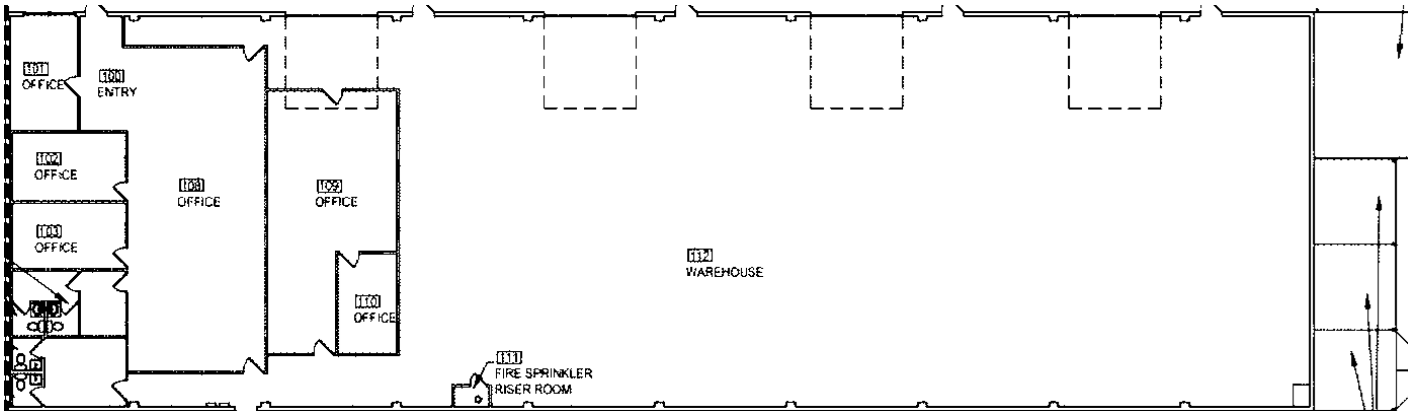
WALNUT GROVE INDUSTRIAL PARK

6115 NE 63rd Street | Vancouver, WA 98661



900 Washington St, Suite 850, Vancouver, WA  
360.597.0574 | www.fg-cre.com

**Suite 6205: 12,000 SF (approx. 2,000 SF office)**



# FOR LEASE

WALNUT GROVE INDUSTRIAL PARK

6115 NE 63rd Street | Vancouver, WA 98661



900 Washington St, Suite 850, Vancouver, WA  
360.597.0574 | www.fg-cre.com



## 2023 Demographics

	2-Mile	5-Mile	10-Mile
Est. Population	55,884	128,398	280,905
<b>Avg. Household Income</b>	<b>\$85,520</b>	<b>\$82,672</b>	<b>\$88,970</b>
Daytime Employment	21,177	45,224	107,851

## Average Daily Traffic Counts

NE 63rd St @ NE 66th Ave W – 11,184  
 NE Andresen Rd @ NE 63rd St N – 22,413  
 NE Andresen Rd @ NE 60th St N – 23,946

This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.