

COLUMBIA
BUSINESS CENTER

BUILDING

54

SUITE

100

SQUARE FEET

5,125



WHERE
BUSINESS
HAPPENS

BUILDING 54

Situated just off of I-5, this contemporary distribution building features rail service, grade and dock high doors.

SPACE FEATURES

- + 5,125 SF shell with 4,768 SF warehouse area and 357 SF office area.
- + 1 dock high door.
- + 1 ramped grade door.
- + 1 rail door.
- + Clear height 26'.
- + One 125 amp panel and one 100 amp panel.
- + Available: 12/01/19.
- + Call for Rates.

BUILDING FEATURES

- + Warehouse/Distribution, rail-served.
- + Concrete tilt up construction with 67,266 SF.
- + Clear height 26'
- + Parking for 37 cars – truck parking in front of docks.
- + 10 dock high doors. 3 grade level doors. 10 rail doors.
- + Dry system fire suppression.
- + 480/277 volt 3 phase 4 wire.
- + Offices featuring storefront window framing.
- + Great visibility.
- + 50' column spacing.

PARK FEATURES

- + 2,400,000 SF across 27 buildings.
- + Multi-use buildings can fit various use needs.
- + Over 52 acres of outside storage.
- + Just off Highway 14 for 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.
- + Onsite truck scale.
- + Onsite truck wash.
- + 2 barge slips (up to 100 ft wide).
- + Local ownership.
- + Washington State tax benefits.
- + Corporate business park amenities.

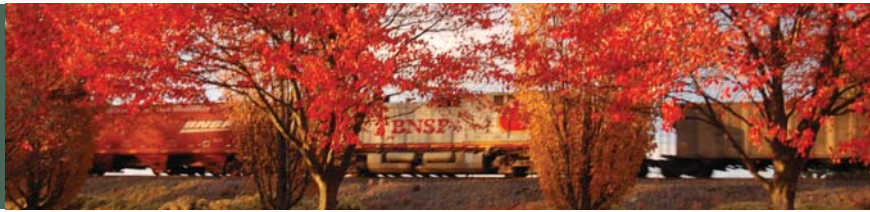
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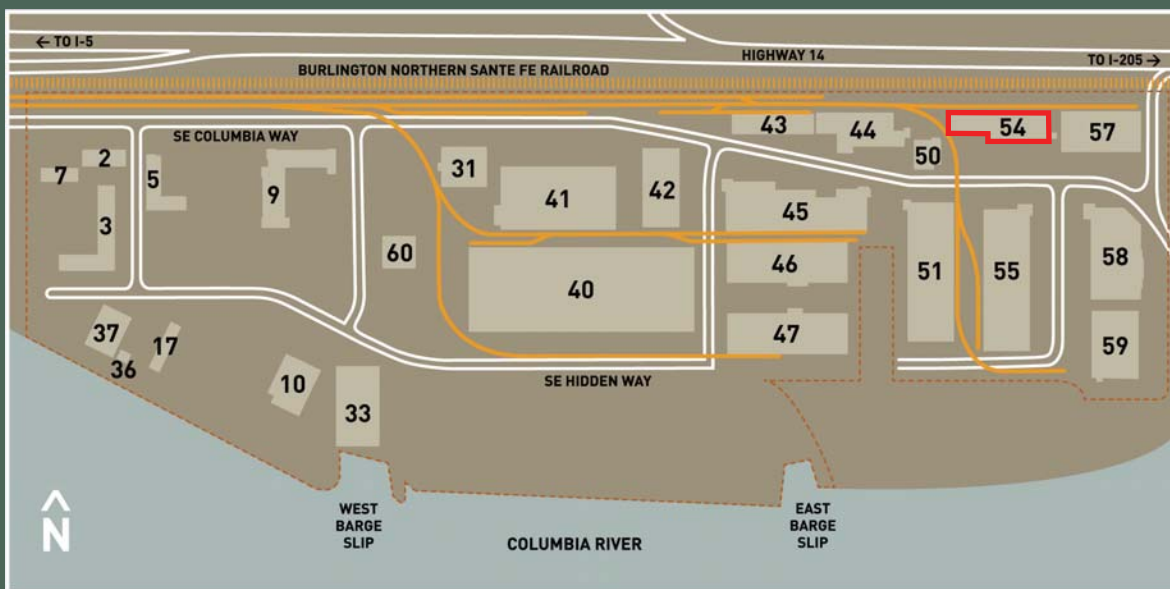


KILLIAN PACIFIC



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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