

## EastRidge Business Park

### Building C

12606 NE 95th Street  
Vancouver, WA 98682

Great owner/user building

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One story flex building

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24,660 SF

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3/1,000 parking ratio

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Built in 1992

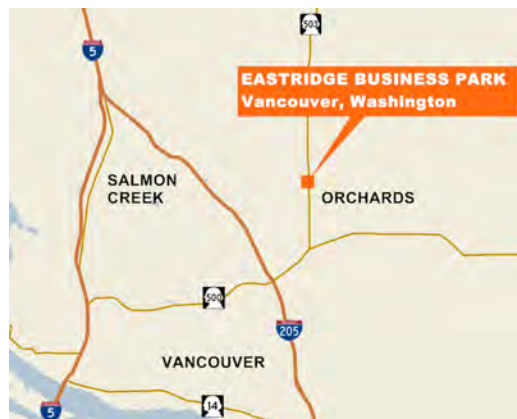
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Sale price: \$1,985,000

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### Location



### Contact

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**Joshua J. Schwartz**  
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## EastRidge Business Park, Bldg C

SITE IMPROVEMENTS	
<b>County:</b>	Clark
<b>Year Built:</b>	1992
<b>Building Area:</b>	24,660 SF
<b>Land Area:</b>	1.77 acres
<b>Zoning:</b>	Light industrial
<b>Foundation:</b>	The foundation system consists of conventional shallow concrete spread footings beneath columns and continuous wall footings beneath load bearing walls.
<b>Framing/Structure:</b>	The building is conventional concrete tilt construction with 5 ¼ in concrete tilt-wall panels and structural steel tube columns.
<b>Ceiling Height:</b>	18' clear
<b>Dock &amp; Grade Loading:</b>	One shared dock for the building, multiple grade level doors
<b>Exterior Walls:</b>	The primary exterior wall assemblies consist of painted concrete tilt-wall panels and spandrels. The wall panels have smooth, raked and ribbed finishes.
<b>Roof Structure Cover:</b>	The building utilizes low-slope multi-ply bituminous built-up roofing system. The roofing membranes are finished with granulated cap sheets.
<b>Electrical:</b>	1200 amps, 120/208 volt, three phase, four wire
<b>Sprinklered:</b>	Yes
<b>Interior Walls:</b>	Painted sheet rock
<b>Windows/Doors:</b>	Typical bronze framed storefront systems are utilized along the building frontages and at the building entrances. The entry doors to the building are aluminum-framed glass swing type doors. The windows consist of dual pane insulated glazing set in neoprene gaskets within anodized bronze fixed frames.
<b>Utility Providers:</b>	Sanitary Sewer – Hazel Dell Sewer District Storm Sewer – City of Vancouver Domestic Water – City of Vancouver Gas Service – Northwest Natural Gas Electric Service – Clark Public Utilities
<b>Parking:</b>	Standard 3/1,000 parking ratio
<b>Fire Protection:</b>	The building is full sprinklered
<b>HVAC:</b>	Roof mounted
<b>Property Taxes (2011):</b>	\$25,293

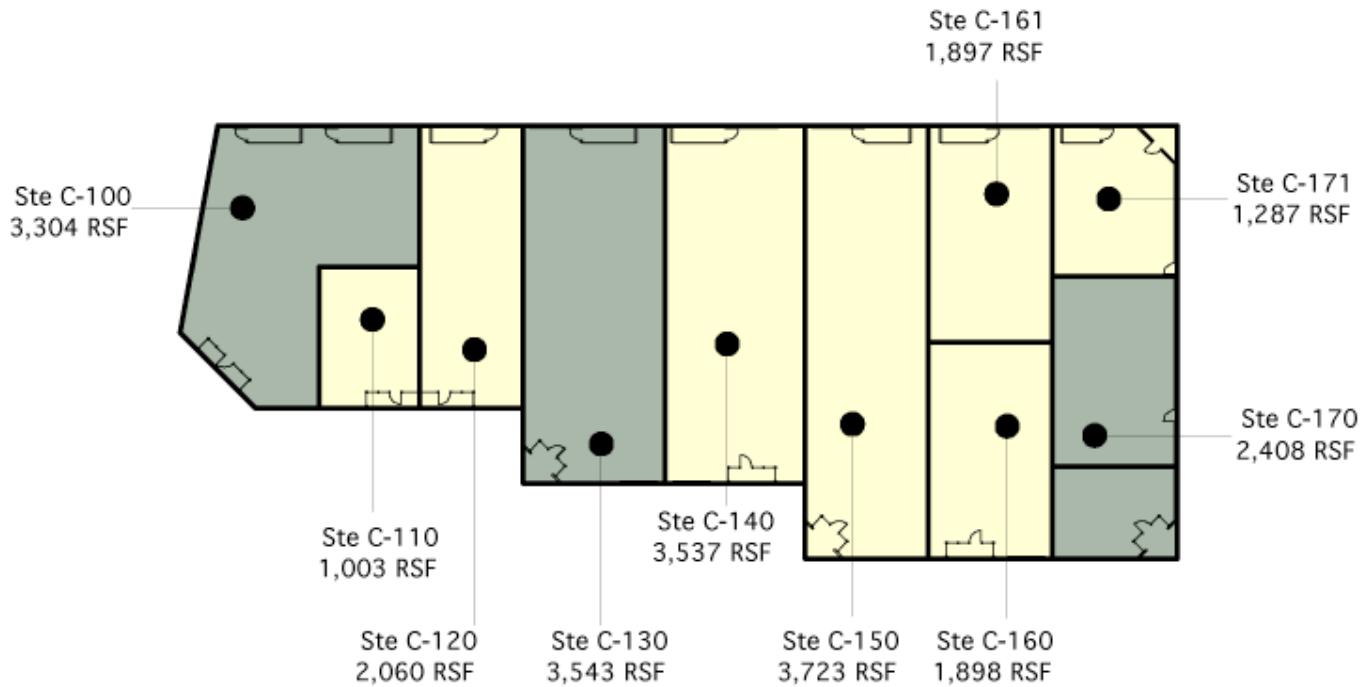
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