

COLUMBIA  
BUSINESS CENTER

BUILDING

9

SUITE

150

SQUARE FEET

6,245



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

- + 6,245 SF shell.
- + 4,671 SF of improved office space.
- + 1,574 SF of warehouse space with 153 SF of mezzanine.
- + Reception, several private offices, 3 restrooms, shower, 1 conference room, 1 break room.
- + Large windows in reception and front offices for natural light.
- + 1 grade level loading dock. 1 common double dock.
- + All offices have HVAC.
- + Wet system fire suppression.
- + Attractive modern building.
- + 277/480 Volt 3 phase power.
- + Large skylights in warehouse.
- + Available: 4th Qtr. 2019.
- + Call for Rates.

### BUILDING FEATURES

- + Service Industrial/Light Manufacturing.
- + Concrete tilt up construction with 69,154 SF.
- + Clear Height 14'/20'
- + Parking for 250 cars – truck parking in front of docks.
- + 14 Grade level doors.
- + 1 Centrally located, exterior shared double dock.
- + All offices have HVAC.
- + Wet system fire suppression.
- + 480 Volt 3 phase power.
- + Attractive modern building.
- + Oversized skylights.
- + Great visibility.
- + 50' x 20' Column spacing.

### PARK FEATURES

- + 2,400,000 square feet across 27 buildings.
- + Multi-use buildings can fit various use needs.
- + Over 52 acres of outside storage.
- + Just off Highway 14 – 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.
- + Services for commercial trucking.
- + Truck scale/Truck Wash onsite.
- + 2 Barge Slips (up to 100 ft wide).
- + Local Ownership.
- + Corporate Business Park amenities.
- + Washington State tax benefits.



BUILDING

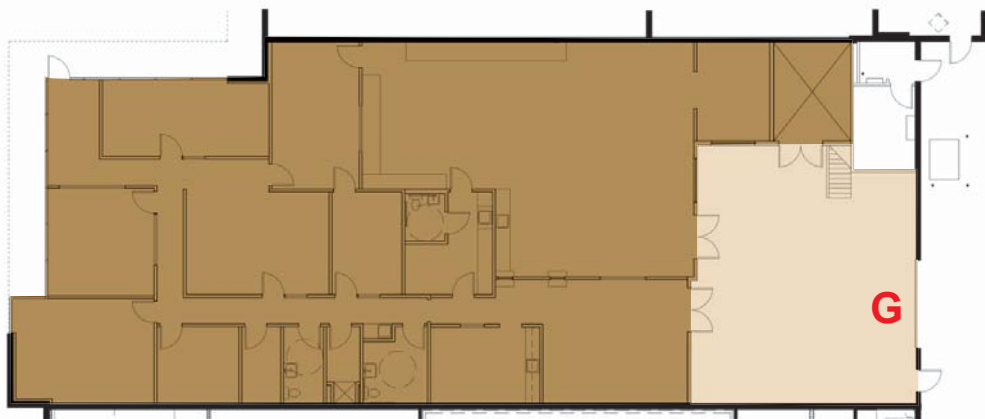
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SUITE

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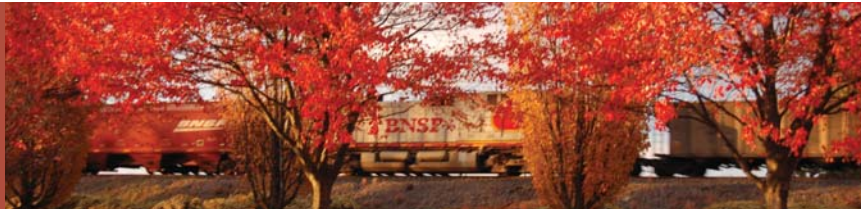
SQUARE FEET

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**G = Grade Door****= Office Area****= Warehouse Area****PHOTOS / FLOOR PLAN:**

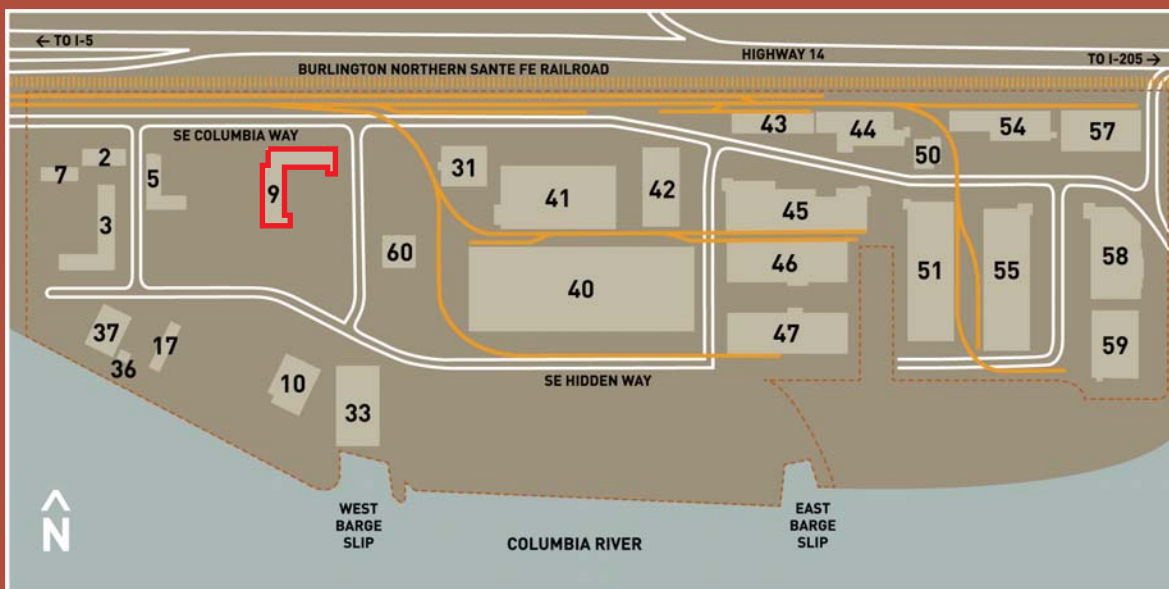
At just over 6,000 SF, this attractive office space is an ideal solution for your business needs. With a 1,574 SF warehouse, several private offices, plus a large flexible open work area, it's the perfect canvas on which to paint your company's future.

# 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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