

# SMALL WAREHOUSES FOR LEASE

## Salmon Creek Business Park

Building E: 14407 NE 13th Ave. (& NE 144th St.), Vancouver, WA 98685

Building G: 14419 NE 13th Ave. (& NE 144th St.), Vancouver, WA 98685



### Features Include:

- Small Warehouses: 630 & 700 SF
- Small Warehouses with Office: 1,890 & 2,100 SF
- 16-18' Clear Height
- 12' wide x 14' High Insulated Roll-Up Door
- Automatic Door Openers for each Roll-Up Door
- Insulated Roof
- 110/220 Volt Single Phase Power

For more information contact  
**Coleman Brown, CCIM**  
 at (360) 735-8001  
 or [Coleman@CCPprop.com](mailto:Coleman@CCPprop.com)  
[www.CCPprop.com](http://www.CCPprop.com)

**Access to common Restroom in Bldg. G  
 for Warehouse-Only Tenants**

### Pricing & Availability for Buildings E & G:

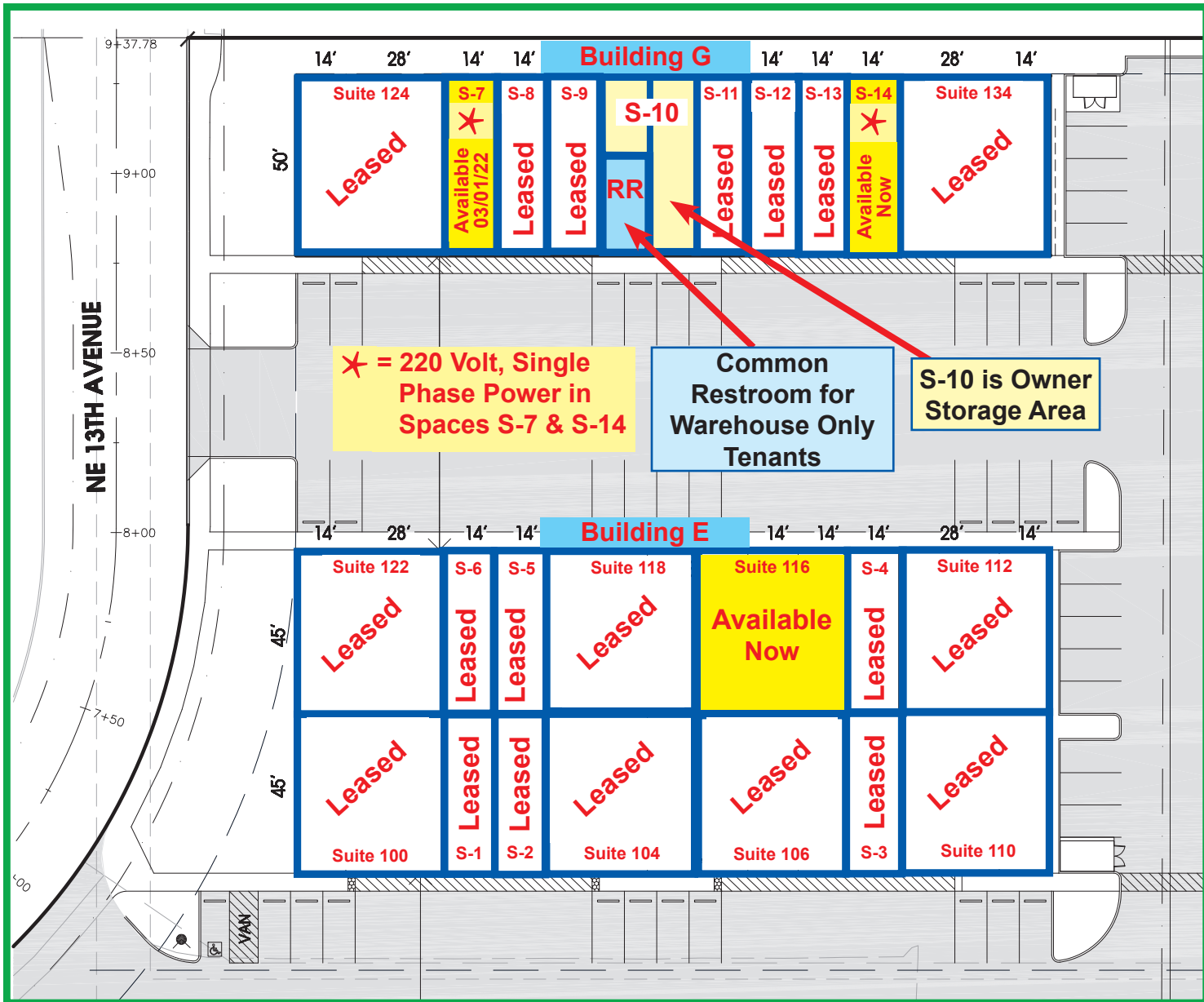
Unit	Total Area Sq. Ft.	Warehouse Area Sq. Ft.	Office Area Sq. Ft.	Pricing
<b>Building E:</b>				
Suite 116	1,890 SF	1,260 SF	630 SF	\$2,300 + NNN (approx. \$473/mo for 2021)
<b>Building G:</b>				
Space S-7	700 SF	700 SF	0 SF	\$840 + NNN (approx. \$175/mo for 2021)
Space S-14	700 SF	700 SF	0 SF	\$840 + NNN (approx. \$175/mo for 2021)



**Columbia  
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9120 NE Vancouver Mall Loop, Suite 266, Vancouver, WA 98662  
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*The information contained herein has been obtained from sources we deem reliable.  
 We do not, however, guarantee its accuracy. All information should be verified prior to purchase or lease.*



✳ = 220 Volt, Single Phase Power in Spaces S-7 & S-14

Common Restroom for Warehouse Only Tenants

S-10 is Owner Storage Area

### LEGEND - BLDG. E

SPACE DESIGNATION	TOTAL AREA SQUARE FEET	OFFICE AREA SQUARE FEET	WAREHOUSE AREA SQUARE FEET
Suites 100-122	1,890 SF	630 SF	1,260 SF
S1-S6	630 SF	0	630 SF

### LEGEND - BLDG. G

SPACE DESIGNATION	TOTAL AREA SQUARE FEET	OFFICE AREA SQUARE FEET	WAREHOUSE AREA SQUARE FEET
Suites 124 -134	2,100 SF	700 SF	1,400 SF
S7-S14	700 SF	0	700 SF

