

FOR SALE > VANCOUVER

# 55,663 SF Industrial with Yard

11007 NE 37TH CIRCLE VANCOUVER, WA 98682



**REDUCED PRICE: \$4,850,000**

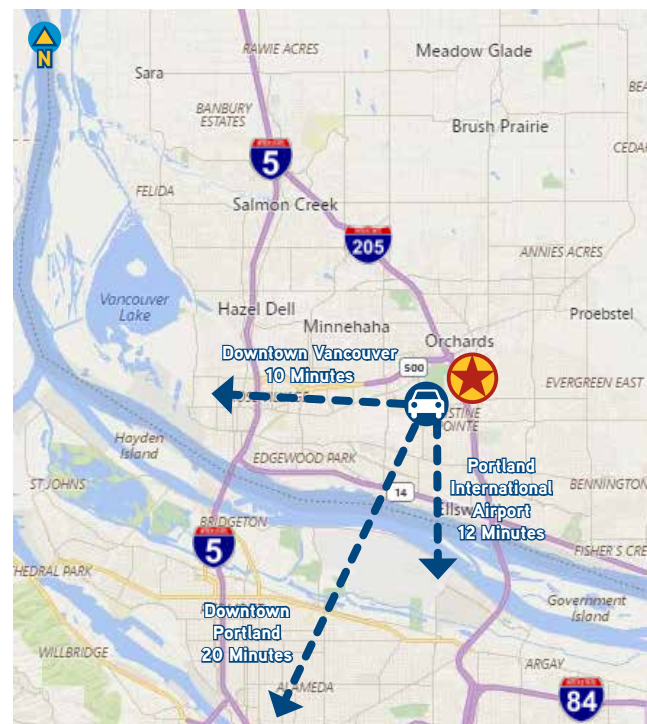


## Offering Overview

- Freestanding 56,663 SF industrial building; an exceptionally rare size range for the Vancouver market
- Includes significant yard/parking/trailer storage on both north and south sides of the building
- ±3,150 SF functional, finished office
- 1 dock door; 4 grade doors (1 grade easily converted to dock)
- Heavy power (1,600+ amps, 3-phase) and floor load capabilities
- 16' - 22' clear height
- Paint booth on site
- Excellent access to I-205 via both State Route 500 and Mill Plain Boulevard, as well as the new NE 18th Street intersection

## Economics

- Reduced Sale Price: \$4,850,000
- Flexible ownership with potential for a short-term leaseback



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## LI ZONING

Vancouver's IL zoning district provides appropriate locations for combining light, clean industries including industrial service, manufacturing, research/development, warehousing activities, and general office uses and limited retail.

- Manufacturing
- Self-storage
- Parts assembly
- Cannabis
- Fabrication
- Warehousing
- Contractor office/yard
- Vehicle repair
- Small fleet vehicle
- Woodworking



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