

BURNT CREEK

LOGISTICS CENTER

VANCOUVER, WASHINGTON

FOR LEASE

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Colliers

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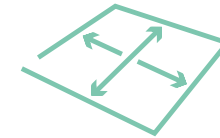
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OVERVIEW

As the largest speculative development in the Portland MSA, Burnt Creek Logistics Center boasts 681,780 square feet of class A industrial space that features state-of-the-art distribution amenities. Located in business and tax friendly Vancouver Washington, just minutes from the Port of Vancouver, Interstate 5 and Interstate 205, Burnt Creek offers both ideal logistics positioning for distribution and advantageous economic benefits.

BURNT CREEK LOGISTICS CENTER

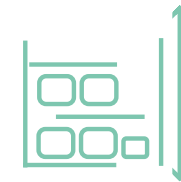
THE BUILDING



681,780 SF WAREHOUSE
5,996 SF OFFICE



38.89 ACRES
LIGHT INDUSTRIAL ZONING



CLEAR HEIGHT
40'



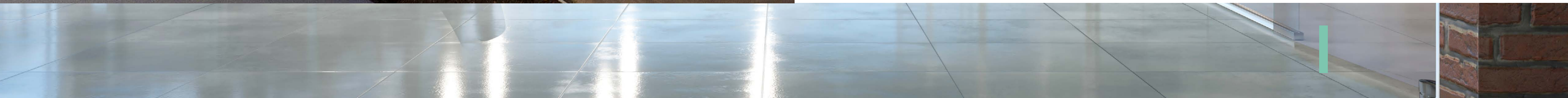
128 DOCK DOORS
4 GRADE DOORS



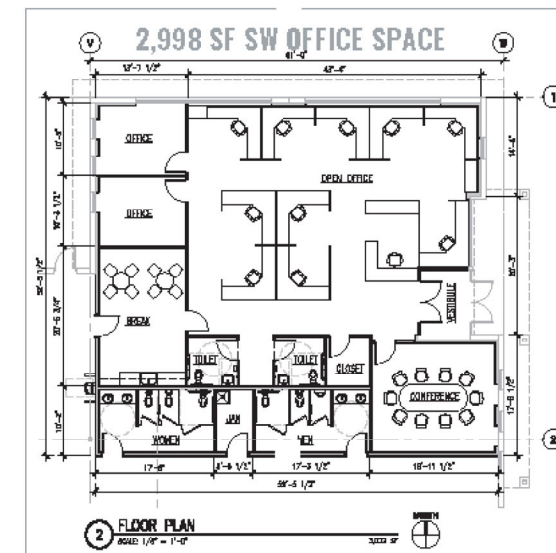
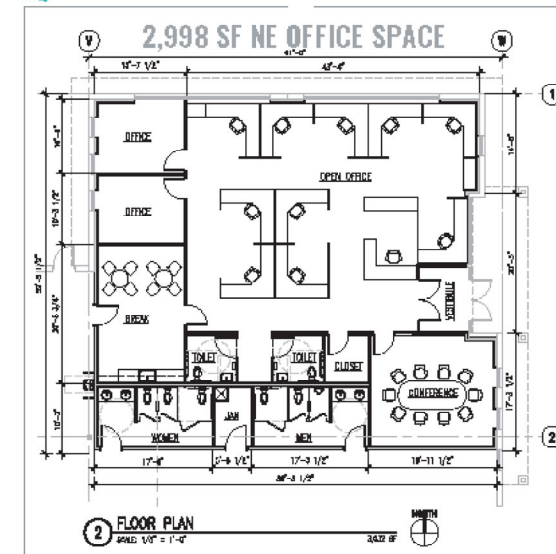
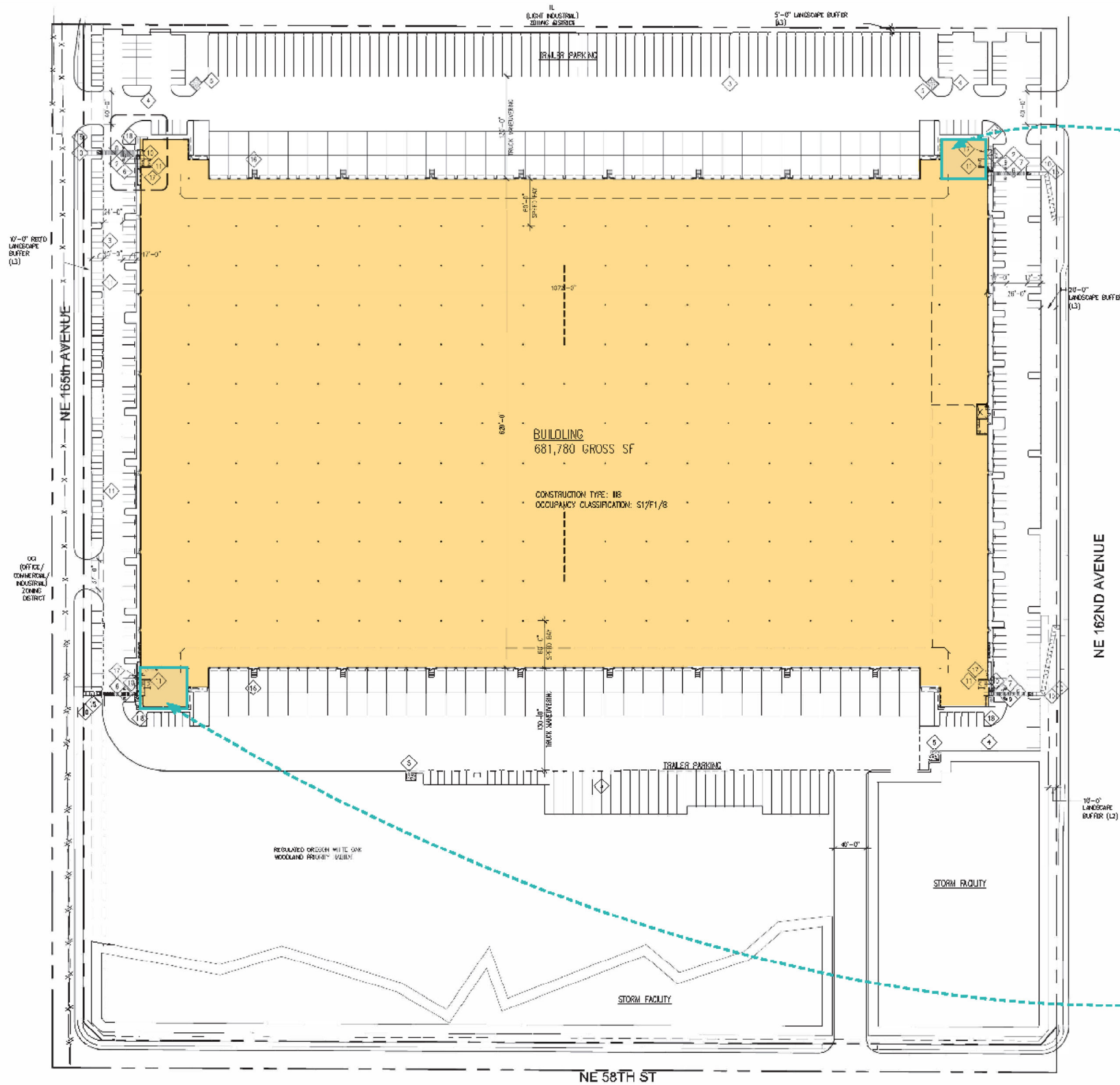
TRAILER STALLS
105



AUTO STALLS
366



SITE PLAN



**BUILDING FAR
40.42%**

**MULTIPLE ACCESS POINTS
FROM NE 162ND AND NE 58TH**

**ADJACENT TO EMPLOYEE
SUPPORT SERVICES AND RETAIL**

**AMPLE PARKING
WITH 130' TRUCK COURTS**

**LIGHT INDUSTRIAL ZONING (LI)
ALLOWS A VARIETY OF USES**

**3,000A, 480V, 3-PHASE POWER
ABOVE STANDARD WATER**

MAP

11 MILES
PDX AIRPORT



11.5 MILES
PORT OF VANCOUVER



5 MILES
HIGHWAY 14



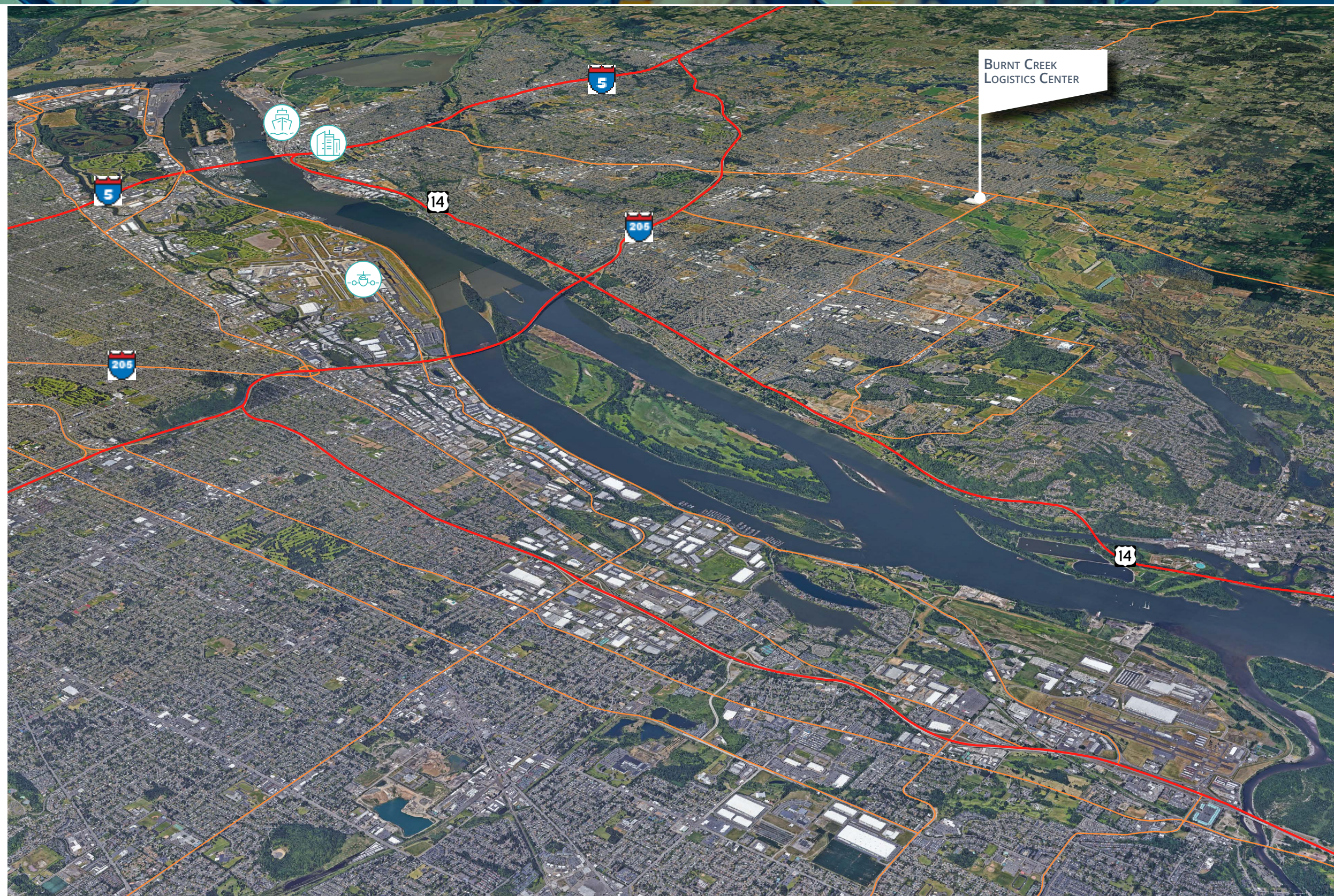
8.7 MILES
INTERSTATE 5



4.8 MILES
INTERSTATE 205



10 MILES
DOWNTOWN VANCOUVER





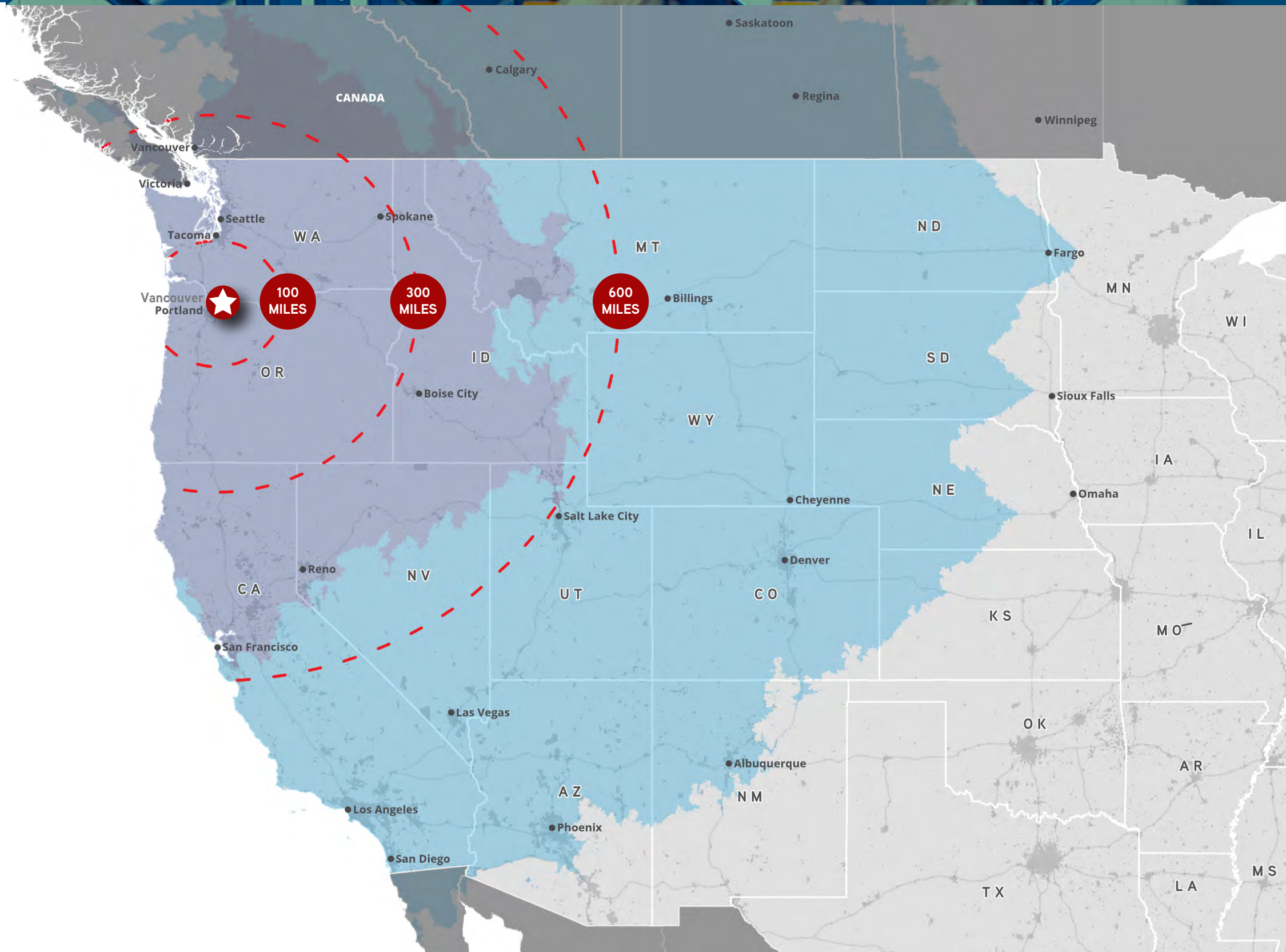
- 11-HR TRUCKING TIME AREA
- 22-HR TRUCKING TIME AREA

11-HR TRUCKING TIME AREA DATA

2022 Population: 27,665,720
2022 Households: 10,346,574
2022 US Retail Goods Consumer Spending: \$326,162,971,478

22-HR TRUCKING TIME AREA DATA

2022 Population: 77,183,864
2022 Households: 27,829,714
2022 US Retail Goods Consumer Spending: \$835,875,294,344





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Accelerating success.

 More Info At:
www.burntcreeklc.com

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