

FOR LEASE

1701 W 31st Street
Vancouver, WA

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Vancouver, WA 98660

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Vancouver Warehouse

1701 W 31ST STREET, VANCOUVER, WA

Lease Opportunity | ±17,065 SF

Centered in Vancouver's Central Business District
just minutes from downtown

FOR LEASE

\$0.80 Shell/\$1.20 Office
NNN

Location Details:

1701 W 31st Street presents a rare opportunity to lease quality industrial space in Vancouver's Central Business District. Minutes from downtown, I-5, and major thoroughfares, the property offers exceptional connectivity across the metro and is ideally suited for distribution, light manufacturing, service operations, or users seeking a location with strong regional access.

Vancouver has quickly evolved into one of the Pacific Northwest's most dynamic industrial hubs. Supported by a favorable tax environment compared to Portland's Multnomah County, Vancouver offers both tenants and investors a compelling alternative—delivering cost advantages, a pro-business climate, workforce depth, and long-term growth potential in one of the region's fastest-rising markets.

Property Details

Total Building SF	±50,956
Available SF	±17,065
Warehouse SF	±16,565
Office SF	±500
Construction	Metal
Ceiling Height	21' - 24'
Dock Doors	3; two @ 10'w x 12'h, one @ 12'w x 12'h
Grade Doors	1; electric, 22'w x 14'h
Power	480v, 224a panel
Fire Suppression	Dry sprinkler system
Year built	1996
Zoning	Light Industrial
Parking	0.41/1,000 SF
Yard	Gated and secured
Other	Adjacent to W Fourth Plain Blvd

Building Photos

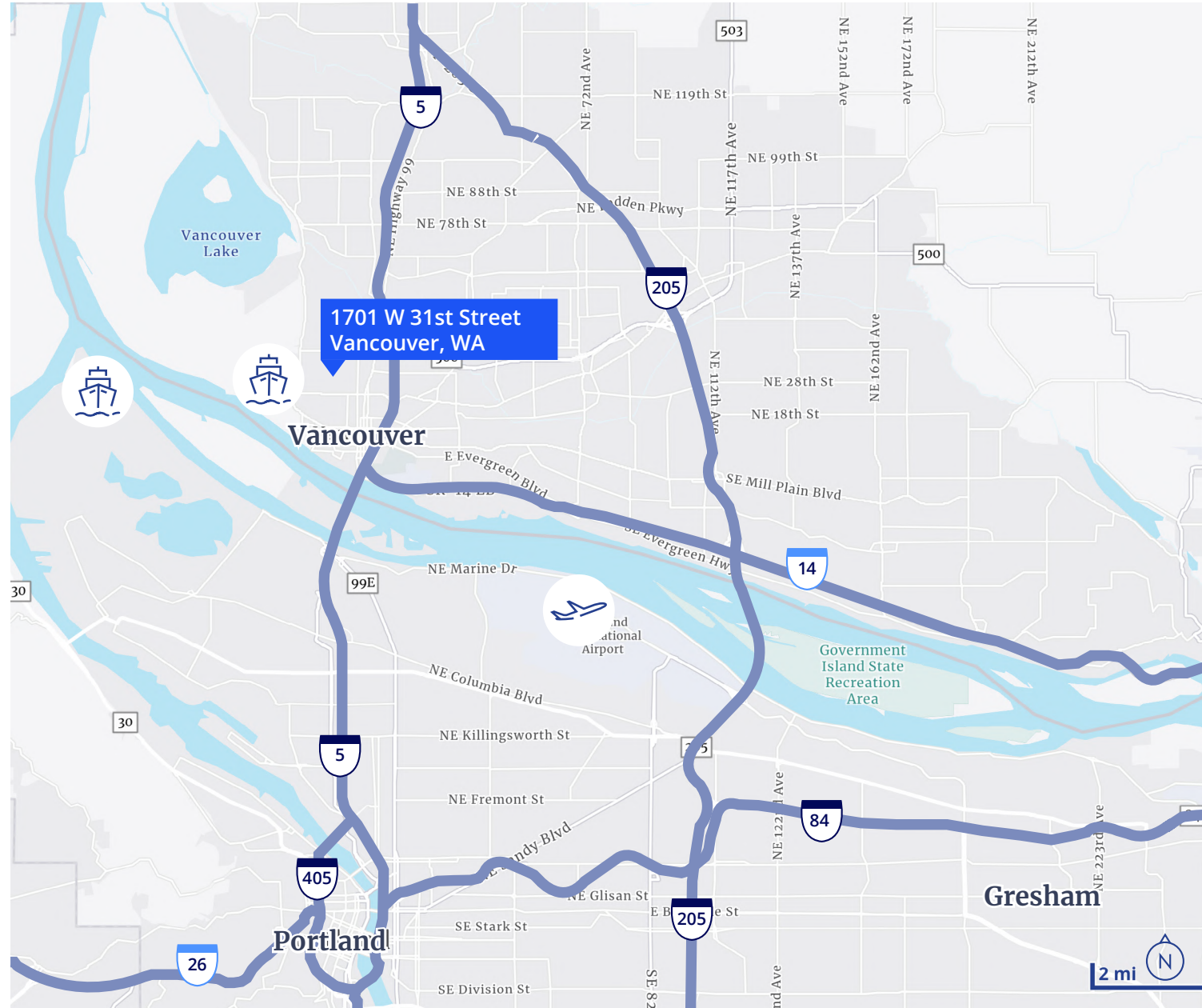


Area Map



Driving Distances

Port of Vancouver	1.1 miles
Interstate 5	2.0 miles
Downtown Vancouver	2.1 miles
Highway 14	3.1 miles
Interstate 205	9.0 miles
Interstate 84	10.8 miles
Downtown Portland	11.2 miles
Portland Airport (PDX)	12.9 miles



Corporate Neighbors & Accessibility



For more information, contact:

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