

Available Buildings For Lease

Vancouver, Washington



Port of Vancouver USA



For information, contact:

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THE FACILITIES THAT CAN

- More than 50 industrial tenants.
- Over 2.5 million square feet of industrial warehousing.
- 800 acres of developed industrial and maritime facilities.
- Over 600 acres of vacant land for future development

Some of the port's tenants are...

- Andersen Dairy
- Boise Cascade
- Cadet Manufacturing
- Clark County Sheriff's Boathouse
- Commodities Plus
- Food Express Inc.
- Glacier Northwest (CalPortland)
- Great Western Malting
- IMS Electronics Recycling
- Northwest Packing
- NuStar Energy, LP
- Red Lion Hotel at the Quay
- Subaru of America, Inc.
- Tristar Transload PNW
- United Harvest

Courtesy Fee to Brokers

Available Buildings For Lease

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BUILDING 2001 (Sections B & C): 2001 Kotobuki Way,

Vancouver

- Total building is 142,800 square feet on ±6 acres; **83,400 square feet is available**
- Rail served with covered rail dock
- Dual carrier rail access by BNSF and UP
- Upgraded utilities: natural gas, sewer and water, electrical
- Conditioned space
- Attached offices, employee facilities and parking
- Oversized at-grade overhead doors; dock doors could be added
- Dry sprinkler system
- Secured entrance, fencing and security
- Adjacent to Building 2501
- Zoned IH–Heavy Industrial

BUILDING 2100 (Section A): 2100 Kotobuki Way, Vancouver

- Approximately 12,000 square foot warehouse
- Approximately 1,452 square foot office
- Two, oversized at-grade overhead doors
- Power: ±600 amps, 277/480 volt, 3 phase
- Dry sprinkler system
- Zoned IH–Heavy Industrial

BUILDING 2100 (Section C): 2100 Kotobuki Way, Vancouver

- Approximately 12,000 square foot warehouse
- Covered truck dock
- Adjacent to Buildings 2001 and 2501
- Dry sprinkler system
- Zoned IH–Heavy Industrial

BUILDING 3201 (Section B): 3201 NW Lower River Road,

Vancouver

- Approximately 26,600 square feet
- Could be demised
- Adjacent ±1,200 square foot modular office
- Plus small warehouse office
- Upgraded utilities: electrical (600 amps@277/480 volts, 3-phase, 4-wire)
- At grade and dock overhead doors
- Zoned IH–Heavy Industrial

BUILDING 3201 (Section C): 3201 NW Lower River Road,

Vancouver

- Approximately 14,000 square feet
- Adjacent to section B
- Demised by a chain link fence from section B and can easily be combined for a total of 40,600 square feet
- Two at grade overhead doors
- Zoned IH–Heavy Industrial

BUILDING 3201 (Section D): 3201 NW Lower River Road,

Vancouver

- Approximately 10,500 square feet
- Upgraded electrical capacity (277/480 volts, 3-phase, 4-wire; 600 amp service with step down transformer, single phase, 122/40/200 amp service)
- Gas heat and air conditioning
- Zoned IH–Heavy Industrial

BUILDING 3201 (Sections G & H, adjacent spaces): 3201 NW

Lower River Road, Vancouver

- Approximately 28,000 square feet
- Covered dock door with two loading docks
- Warehouse offices
- Zoned IH–Heavy Industrial

BUILDING 3201 (Section J): 3201 NW Lower River Road,

Vancouver

- Approximately 17,000 square feet
- Two overhead at grade doors
- Dry sprinkler system
- Zoned IH–Heavy Industrial

