

Industrial Warehouse

3201 NW Lower River Road, Vancouver, WA 98660

Now Leasing

UNBEATABLE LOCATION. EASY ACCESS. Building 3201 (H), is situated in a prime location at the Port of Vancouver and is available for short or long term lease This location offers proximity to ocean bound and river shipping lanes, national rail lines and major interstate highways, including the West Coast's primary north/south arterial (I-5) and a principal route to the Midwest (I-84). Located just minutes from major freight corridors and among 50 plus industrial businesses, making it one of the most desirable locations in the region.



Amenities

- Approximately 14,500 square feet
- Zoned IH - Heavy Industrial
- Covered dock door with two loading docks
- Warehouse offices
- Short and long-term lease available

Utilities On-Site

- High efficiency LED lighting
- City of Vancouver sewer and water
- Clark Public Utilities electricity

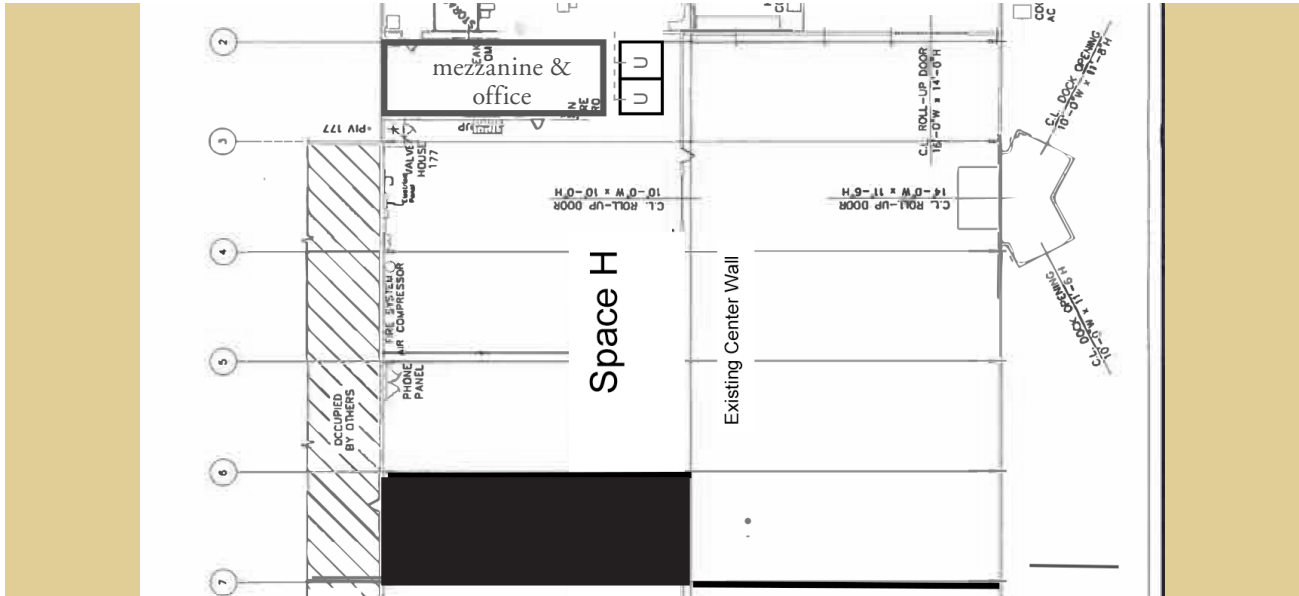


THE PORT OF MANY ROUTES

The Port of Vancouver USA is the premier Pacific Rim Gateway to the United States and Canada. Located in Vancouver, Washington, the port's position at the crossroads of ocean-bound and river shipping lanes, interstate highways (I-5 and I-84), and national rail lines (BNSF and Union Pacific) makes it the perfect choice for companies with regional and global shipping needs.

Site Plan and Location

3201-H has 14,500 square feet with office available for your new or expanding business needs.



Location Advantages

- Proximity to import/export facility with access to all modes of transportation
- Rail transload center nearby
- Favorable tax structure
- Business incentives available
- Foreign-Trade Zone #296 designation area
- Less than five minutes from Interstate 5, State Highway 14 and the I-5 Bridge to Portland, Oregon
- Skilled workforce
- Dedicated port partner
- Outstanding livability



FOR LEASING INFORMATION OR TO SCHEDULE A TOUR CONTACT:

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