SPECHT PORTSIDE LOGISTICS PARK–Construction Underway

EverWest REAL ESTATE INVESTORS

2600 NW Lower River Road | Vancouver, WA

FOR LEASE

FOR MORE INFORMATION, CONTACT:

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MACADAM FORBES
COMMERCIAL REAL ESTATE SERVICES

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

PROPERTY OVERVIEW | Portside Logistics Park

SITE AREA
14.35 Acres

BUILDING SIZE
289,737 SF

AVAILABLE SPACE
SF - 289,737 SF

CLEAR HEIGHT
32'

LOADING
50 dock high doors

SPRINKLERS
ESFR

POWER
3,000 Amps at 480v/277v- Three Phase

COLUMN SPACING
52' X 50'. 60' speed

AUTO PARKING
0.74/1,000 SF (213 surface spaces)

TRAILER PARKING
36 spaces

DELIVERY
2Q2020

ZONING
Light Industrial (IL), City of Vancouver

UTILITIES

Power:	Clark County Utilities
Gas:	NW Natural
Water:	City of Vancouver
Sewer:	City of Vancouver

LEASE RATES
$.54 (shell) $.95 (office surcharge)

A Hawthorne Gardening Company
B OnTrac
C Laclede Chain

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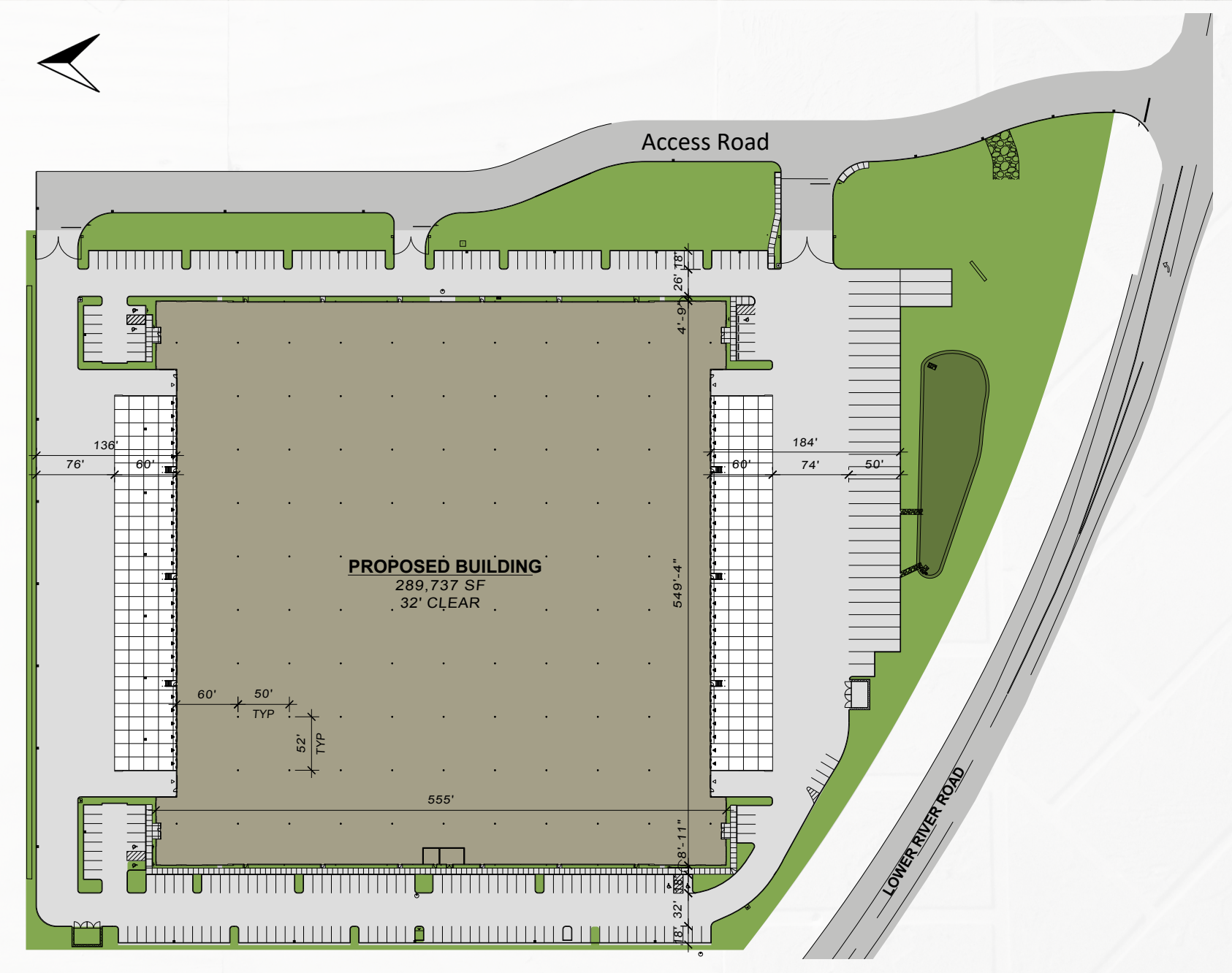

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