

2600 NW Lower River Road | Vancouver, WA



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FOR LEASE **MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

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



