

# 3201 NW Lower River Road Vancouver, WA

## Six sections of building 3201 available for lease

For information, contact:  
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### Section B

- 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

### Section C

- Approximately 14,000 square feet
- Adjacent to section B
- Demised by 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

### Section D

- Approximately 10,500 square feet
- Two oversized at grade doors
- Drive-through space
- 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

### Section G & H

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

### Section I

- Approximately 35,000 square feet
- Two overhead at grade doors
- Zoned IH–Heavy Industrial

Courtesy Fee to Brokers

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## WAREHOUSE FLOOR PLAN

