

# For Lease: Building 2601

2601 W 26th Avenue, Vancouver, WA 98660

## Now Leasing

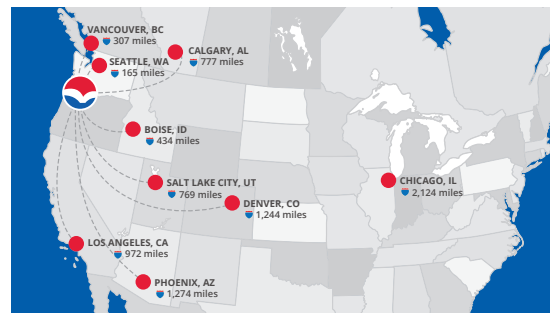
UNBEATABLE LOCATION. EASY ACCESS. RAIL SERVED. Building 2601 is situated in a prime location at the Port of Vancouver and is available for long term lease. This location offers proximity to ocean bound and river shipping lanes, national rail lines and major interstate highways. It is ideal for heavy industry, advanced manufacturing, supply chain support and is among 50 plus industrial businesses, making it one of the most desirable locations in the region.



## Property Highlights

- Available: 135,000 sq ft industrial space with 4,000 sq ft. office space including breakroom and lockers
- Covered loading area: 21,000 sq ft
- Site size: 6.3 acres
- Zoned: Heavy Industrial
- Rail Access: 9-car rail spur with dock high covered loading
- Heavy Power: 2,000 AMP capacity with potential to upgrade to 4,000 AMP
- Lighting: LED motion activated lighting throughout
- North Building: 18 welding bays with 1-3 ton gantry crane hoists (hook height 23')
- South Building: gantry cranes with 5.5 and 7.5 ton hoists (hook height 36')

- Grade Loading: Two 12'w x 16'h, one 20'w x 20h and one 12'w x 18'h doors
- Dock Loading: Four pit mounted levelers with access to four 10'w x 14'h doors



### GATEWAY TO THE WEST

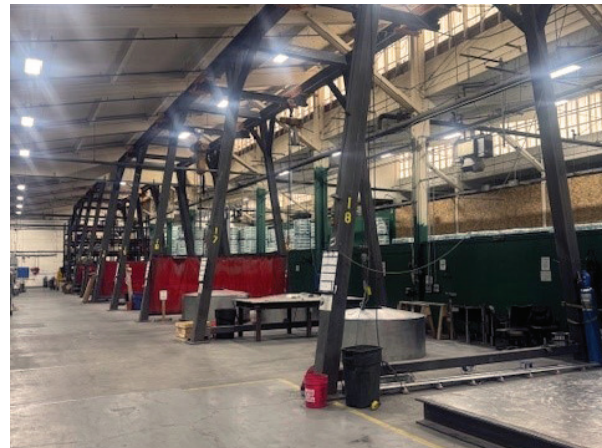
Situated in an unbeatable West Coast location, the Port of Vancouver USA has the right mix of assets to handle a variety of products efficiently and cost effectively.



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### Building Photos



### Location Advantages

- Proximity to import/export facility with access to all modes of transportation
- Favorable tax structure
- Foreign-Trade Zone #296 designation area
- Less than five minutes from Interstate 5, State Highway 14 and the I-5 Bridge to Portland, Oregon
- Room for future expansion
- Skilled workforce
- Dedicated port partner
- Outstanding livability
- Strong environmental practices

#### FOR LEASING INFORMATION OR TO SCHEDULE A TOUR CONTACT:

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