

Building 2701

2701 NW Lower River Road, Vancouver, WA 98660

Now Leasing

UNBEATABLE LOCATION. EASY ACCESS. Building 2701 is situated in a prime location at the Port of Vancouver and is now 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

- Office space: 1,060 square feet
- Warehouse: 36,000 square feet (120 ft. x 300 ft.)
- Zoned IH - Heavy Industrial
- Rail track adjacent to building
- Two overhead dock doors
- Two at grade doors
- Drive through accessible
- New siding and gutters
- Weigh scale
- Long-term triple net lease

Utilities On-Site

- New high efficiency LED lighting
- Ample power - 1600 amps
- 277/480 volts; 3-phase



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.

Building 2701

2701 NW Lower River Road, Vancouver, WA 98660

Site Plan and Location

BUILDING 2701 has 36,000 square feet of warehouse space and 1,060 square feet of office space 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:

Mike Schiller
D 360-823-5328
C 360-518-1257
E mschiller@portvanusa.com

Chrissy Lyons
D 360-523-5326
C 360-518-0074
E clyons@portvanusa.com