

Centennial Industrial Building

3300 NW 32nd Avenue, Vancouver, WA 98660



Now Leasing

UNBEATABLE LOCATION. BEST-IN-CLASS AMENITIES. EASY ACCESS. The building at Centennial Industrial Park has everything your manufacturing business needs. The 124,768 sq. ft. light industrial building can accommodate up to five tenants. This building is located just minutes from major freight corridors and among 50 plus industrial businesses, making it one of the most desirable locations in the region.

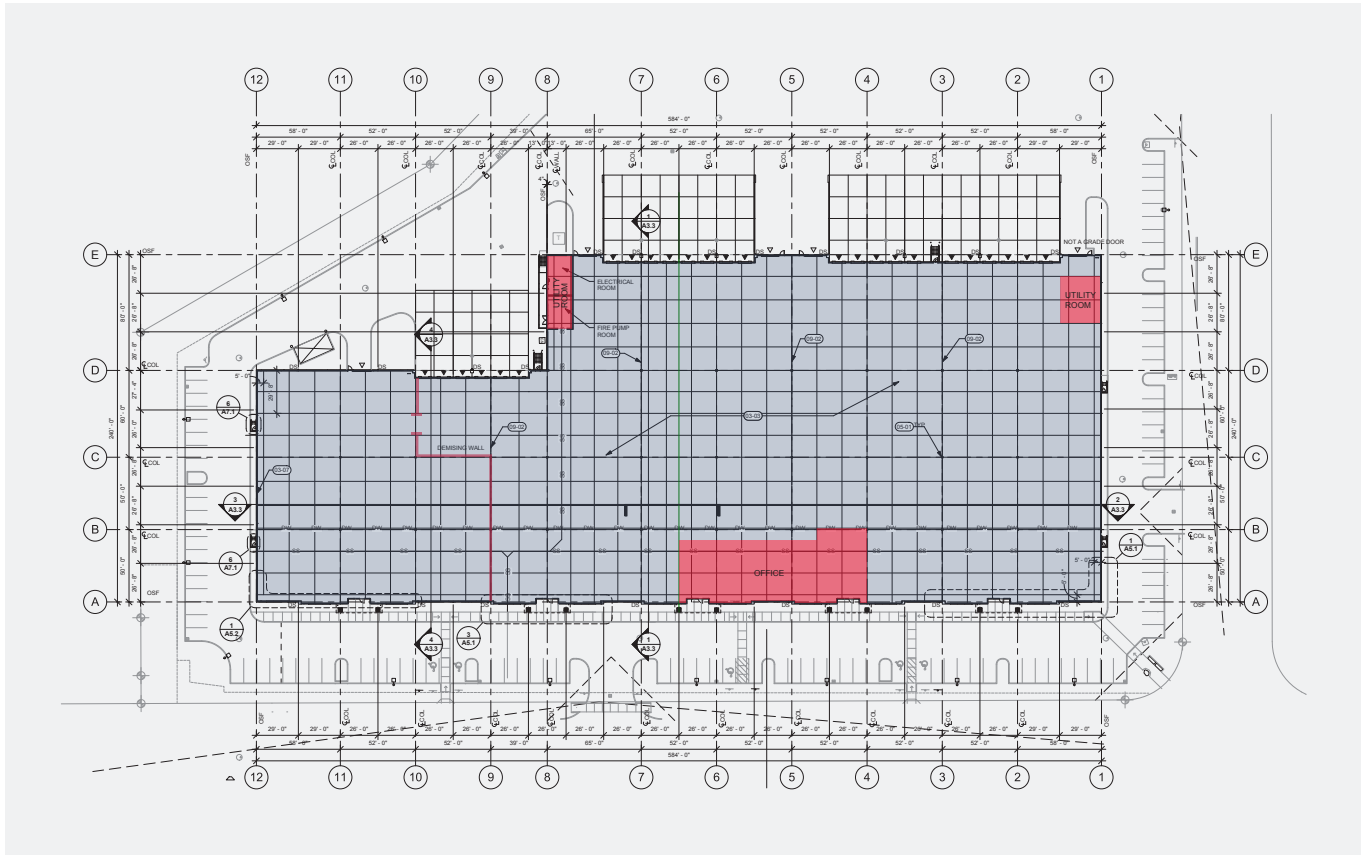
Building Features

- 124,768 sq. ft. with the ability to serve up to five tenants
- 3,837 sq. ft. office with breakroom and lockers
- Concrete tilt wall construction
- Storefront entries with canopies
- 32-foot interior clear height
- 6.5 inch reinforced concrete floor
- 3000 AMPs power
- 25 recessed loading docks and four at-grade truck doors
- Early Suppression Fast Response (ESFR) fire protection system
- Green Globes designed and built
- Upgraded roof with tube steel support columns and open-web steel roof joists, metal deck, rigid insulation and durable roof membrane
- Motion-sensor LED interior and exterior lighting
- Available July 2023



Building Plan

Building size is 124,768 SF with internal office space including breakroom and locker rooms.



Location Advantages

- Rail transload center nearby, offering dual-carrier rail service: BNSF and Union Pacific
- Favorable tax structure
- Low utility rates
- Foreign-Trade Zone Area
- Less than five minutes from Interstate 5, State Highway 14 and the I-5 Bridge to Portland, Oregon
- Proximity to import/export facility with access to all modes of transportation

FOR SHOWING AND LEASING INFORMATION CONTACT:

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