

# 3201 Section I Industrial Warehouse

3201 NW Lower River Road, Vancouver, WA 98660

## Now Leasing

UNBEATABLE LOCATION. EASY ACCESS. Building 3201 Section I 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, 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

- Approximately 38,221 square foot warehouse
- 665 square foot office and breakroom
- 38,000 square foot outside parking and storage
- Zoned IH - Heavy Industrial
- Three grade doors 14 ft. x 16 ft.
- Three dock doors 10 ft. x 10' ft.
- Drive through access
- Clear height 28 ft.
- Column spacing 67 feet
- Electrical capacity 800 amps



### 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.

## Site Plan and Location

WAREHOUSE 3201 SECTION I has 38,221 square feet with office and breakroom 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
- Low utility rates
- 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:

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