

INDUSTRIAL LAND

Fruit Valley Rd., Vancouver, WA 30+/- Acres

- Freeway Access
I-5, SR-14, SR-500
1.5 miles
- Port of Vancouver
1.5 miles
- Zoning: Light Industrial (IL)
- Topography: Flat
- Utilities to site
- Preliminary site plan
approved
- 9 Lots 1 to 4.5 acres
Lots can be combined
- Price: \$6.50 - \$7.00 psf



For more information contact:

David Brown
360-735-8001

PO Box 820406
9120 NE VANCOUVER MALL LOOP, #200
VANCOUVER, WA 98682
PH: (360) 735-8001
FX: (360) 735-8033



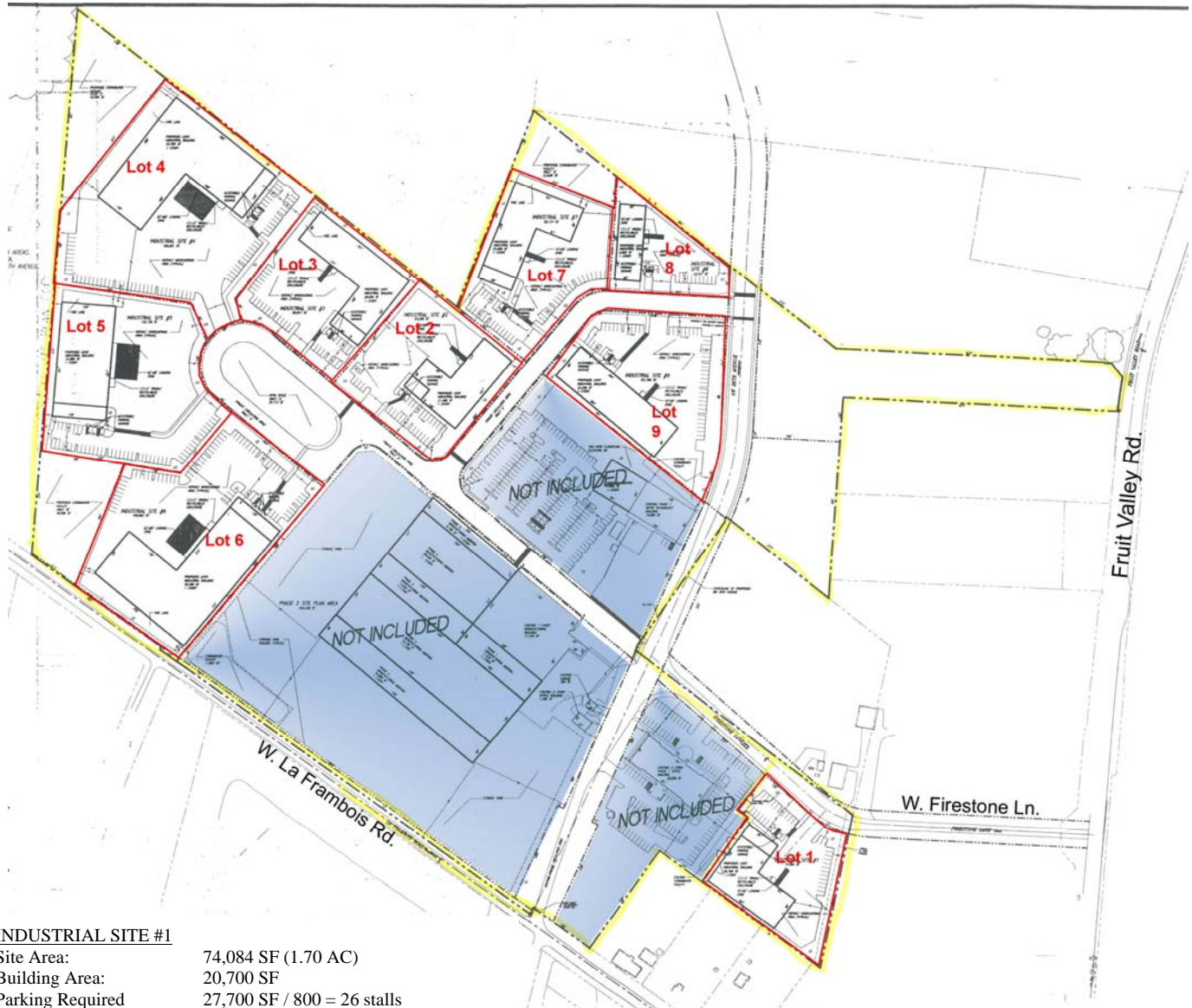
PMB #324
6863 SW BEAVERTON HILLSDALE HWY.
PORTLAND, OR 97225-1403
PH: (503) 968-2262
FX: (503) 244-4094

COLUMBIA COMMERCIAL PROPERTIES, LLC

The information contained herein has been obtained from sources we deem reliable.
We do not, however, guarantee its accuracy. All information should be verified prior to purchase or lease.

F
O
R
S
A
L
E

Preliminary Approved Site Plan



INDUSTRIAL SITE #1

Site Area: 74,084 SF (1.70 AC)
 Building Area: 20,700 SF
 Parking Required: 27,700 SF / 800 = 26 stalls
 Parking Provided: 35 stalls, including 2 ADA stalls

INDUSTRIAL SITE #2

Site Area: 93,228 SF (2.14 AC)
 Building Area: 21,400 SF
 Parking Required: 21,400 SF / 800 = 27 stalls
 Parking Provided: 36 stalls, including 2 ADA stalls

INDUSTRIAL SITE #3

Site Area: 90,647 SF (2.08 AC)
 Building Area: 28,600 SF
 Parking Required: 28,600 SF / 800 = 66 stalls
 Parking Provided: 36 stalls, including 2 ADA stalls

INDUSTRIAL SITE #4

Site Area: 185,091 SF (4.25 AC)
 Building Area: 52,900 SF
 Parking Required: 52,900 SF / 800 = 66 stalls
 Parking Provided: 74 stalls, including 3 ADA stalls

INDUSTRIAL SITE #5

Site Area: 132,730 SF (3.05 AC)
 Building Area: 24,000 SF
 Parking Required: 24,000 SF / 800 = 30 stalls
 Parking Provided: 55 stalls, including 3 ADA stalls

INDUSTRIAL SITE #6

Site Area: 106,663 SF (2.45 AC)
 Building Area: 56,500 SF
 Parking Required: 56,500 SF / 800 = 71 stalls
 Parking Provided: 71 stalls, including 3 ADA stalls

INDUSTRIAL SITE #7

Site Area: 92,127 SF (2.11 AC)
 Building Area: 25,000 SF
 Parking Required: 25,000 SF / 800 = 32 stalls
 Parking Provided: 43 stalls, including 2 ADA stalls

INDUSTRIAL SITE #8

Site Area: 43,447 SF (1.00 AC)
 Building Area: 9,860 SF
 Parking Required: 9,860 SF / 800 = 13 stalls
 Parking Provided: 13 stalls, including 2 ADA stalls

INDUSTRIAL SITE #9

Site Area: 107,780 SF (2.47 AC)
 Building Area: 24,200 SF
 Parking Required: 24,200 SF / 800 = 31 stalls
 Parking Provided: 50 stalls, including 2 ADA stalls