

Manufacturing Bays

Where business happens



I 205

Portland Airport

Columbia
Business
Center

Hwy 14

Interstate 5

Downtown Vancouver

VANCOUVER WASHINGTON

Columbia Business Center

Building 40

BUILDING FEATURES

- Heavy fabrication use
- Open bay fronts/enclosed rear
- Steel structure with sheet metal siding
- 496,788 square feet with 14 bays
- Approximate bay size 32,576 square feet
- 49.5' clear height / 72' clear span
- Tenant owned cranes in most bays
- Super large manufacturing areas
- 13' x 14' grade/rail doors
- 480 Volt 3 phase power
- 420' building depth
- Rail access (up to twice daily)

PARK FEATURES

- 2,400,000 square feet across 27 buildings
- Multi-use buildings can fit various use needs
- Over 52 acres of outside storage - layout or storage
- Just off Highway 14 - easy access to I5 and 205
- Zoned for Heavy Industrial and Light Industrial
- Twice daily rail service to various buildings
- On site management team
- Services for commercial trucking
- Truck scale/truck wash on site
- 2 barge slips (up to 100' wide)
- Local ownership
- Corporate Business Park amenities

For Leasing information contact:

Columbia Commercial Properties, LLC
Dave Brown - (360) 735-8001
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Professionally Managed By:

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Vancouver, WA 98661
(360) 693-3644 (360) 693-1833 (fax)
fcservicesllc.com

Building 41 - Bay 14



Building 41

Where business happens

BUILDING FEATURES

- Heavy fabrication use
- Open bay fronts/enclosed rear
- Steel structure with sheet metal siding
- 214,804 square feet with 11 bays
- Approximate bay size 18,150 square feet
- 50' clear height (32' under cranes) / 50' clear span
- Tenant owned cranes in most bays
- Large manufacturing areas
- 13' x 14' grade/rail doors
- 480 Volt 3 phase power
- 365' building depth
- Rail access (up to twice daily)

PARK FEATURES

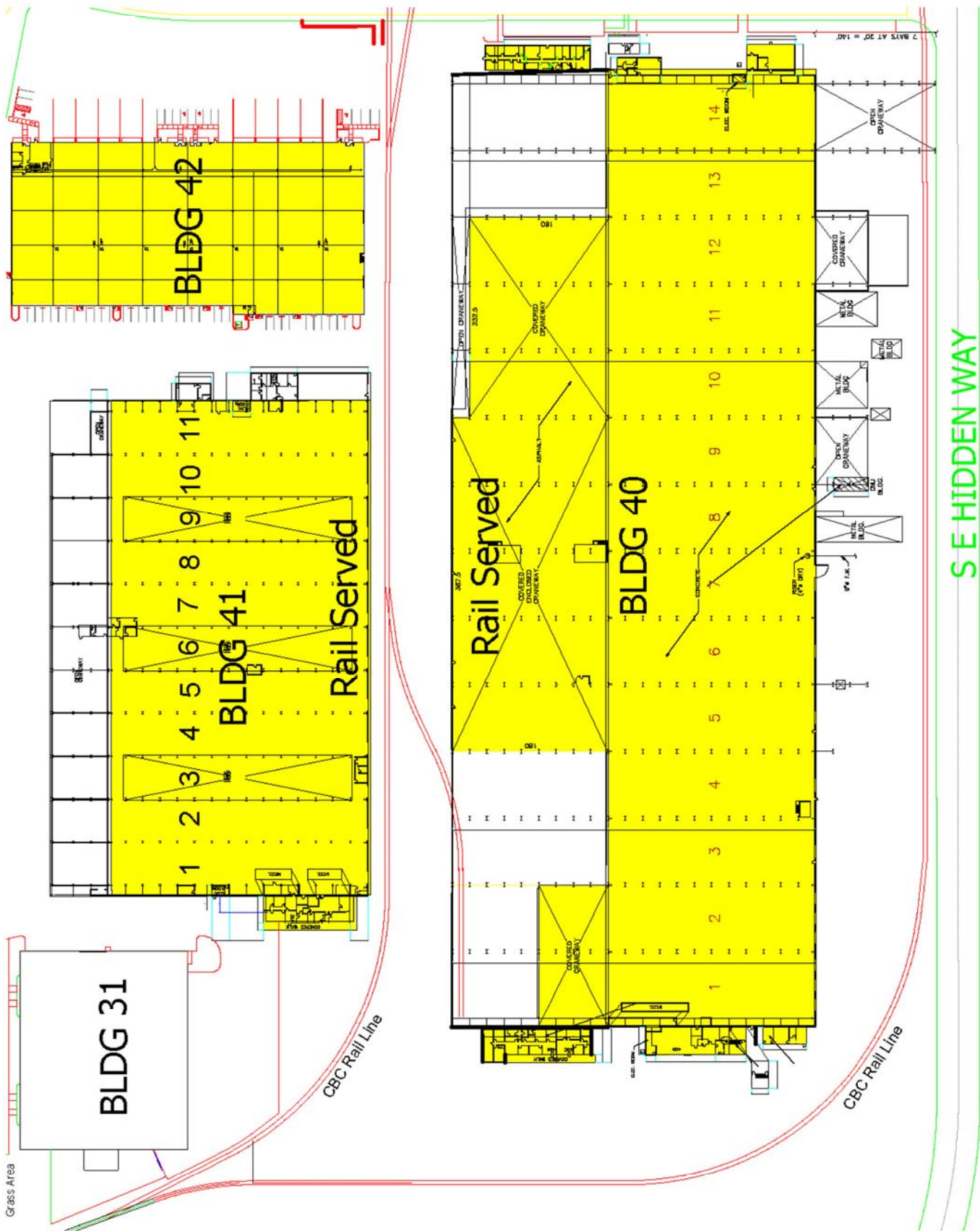
- Significant Park Activity – Ability to address changing facility needs
- Highly responsive on-site professional property management team with an extensive depth of industry experience.
- Environmental Stewardship
- Customized build-out to specific needs maximizes space function and efficiency.
- Enhanced operational and transportation efficiency reduces costs
- Unique Multi-Modal Transportation Center
 - Highway - Direct access to State Route 14 and easy access to Interstate 5 and 205 provide convenient connection to greater Portland Metropolitan markets as well as both East-West and North-South interstate routes.
 - Air - Portland International Airport (PDX) is less than 10 minutes from the property.
 - Rail - The Burlington Northern Santa Fe mainline borders the north side of the property.
 - Water – On-site barge slips allow immediate access to the Columbia River.
 - Truck – On-site truck parking facilities and large truck courts



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Buildings 40 & 41 - Plans



Aerial

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Bay options to meet your needs

SPACE FEATURES

- Bldg 40, Bay 2, 32,576 sq/ft available 30 days notice
- Bldg 40, Bay 4, 32,575 sq/ft available July 2010
- Bldg 41, Bays 6-11, 110,253 sq/ft available July 2010
- Bays in bldg 41 can be leased individually
- Small office space is also available
- Rail service under crane in Bldg 40, Bay 2
- Open air - heavy fabrication use
- No fire suppression
- 480 Volt 3 phase power
- Outsite storage locations available
- Flexible configurations possible
- Two ocean barge slips



Building 41 - looking East

Building 40 - Bay 2



Manufacturing

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The East Barge Slip assisted with shipping sections of the Hood Canal Bridge fabricated at Columbia Business Center.

Steel fabrication is common within both buildings 40 and 41. The open air environment easily facilitates heavy metal projects.



Layout area South of Building 40



Large areas of outside storage acreage assisted in the fabrication of the world's most powerful oil drilling rig in 2009 at Columbia Business Center.

The drilling rig shipped by barge to the North Slope of Alaska in the Summer of 2009.

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Park Site Map

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