

For SUBLEASE

**3615 NE 109th Avenue
Vancouver, Washington 98682**

FREESTANDING 35,459 SF OFFICE / WAREHOUSE BUILDING



OUTSTANDING OPPORTUNITY

to lease a modern freestanding industrial building with fenced yard / dock area and abundant parking

Building Size: Approx. 35,459 SF

Warehouse: 31,619 SF

Office: 3,800 SF (2-story)

Lot: Approx. 2.0 acres

Loading: Nine (9) Docks
(3 w/ LL's, 6 short docks)

Clear Height: 26' Clear

Sprinklers: Dry System

Zoning: IL (Light Industrial)

Sublease Rate: \$15,239 / mo, NNN
(\$0.43/SF blended)

**Real Estate
Taxes (2010):** \$22,062.62 (\$.062/sf)

Built in: 1999

Sublease Exp: March 31, 2014
(Longer term available)

*For more
information
and inspection
please contact:*

GARY P. RANDLES
503 279 1721
gary.randles@cushwake.com

PAUL CARLSON, SIOR
503 279 1755
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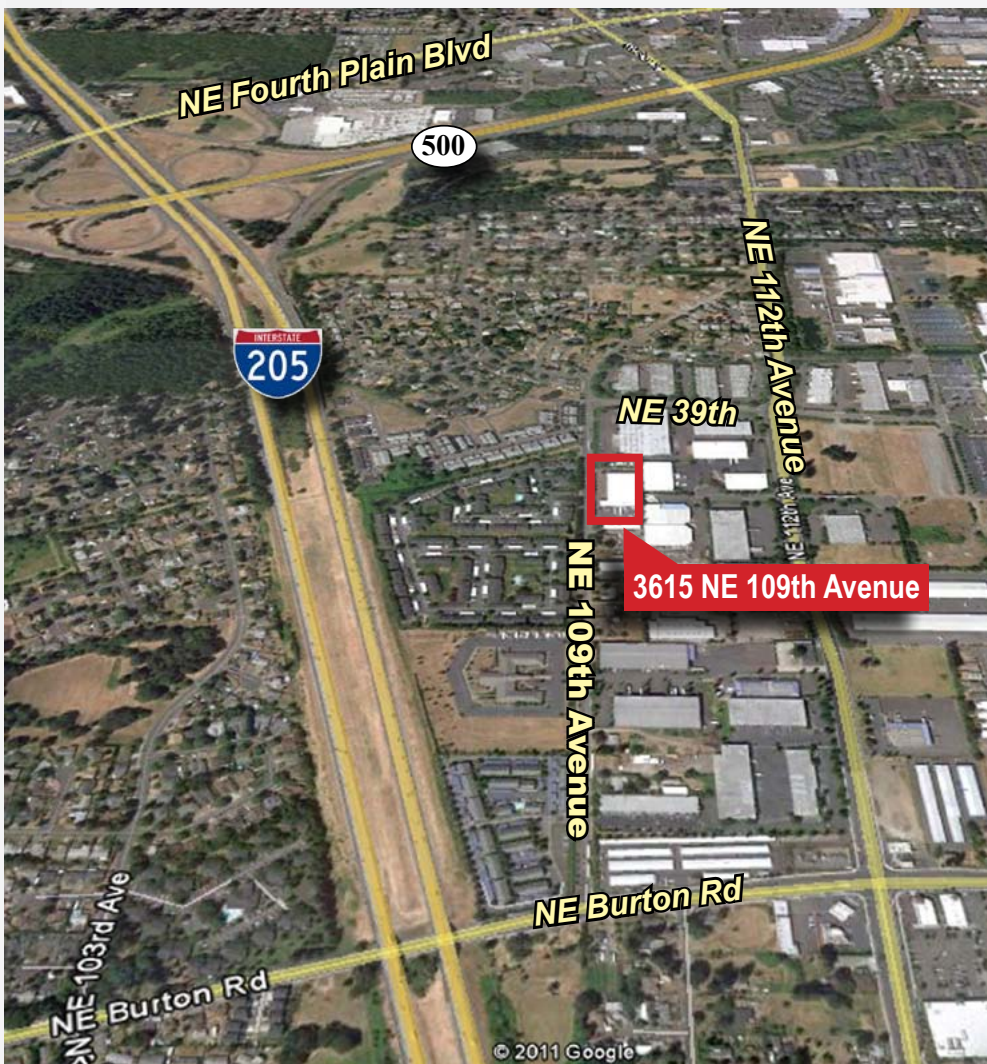


**CUSHMAN &
WAKEFIELD**
200 SW Market St; Suite 200
Portland, Oregon 97204

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

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*Great location
with easy access
to I-205 and SR-500
with easy connecting
access to I-5*

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Senior Director

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