



FOR SUBLEASE



**SUBLEASE
THROUGH 10/31/2028**

5900 NE 88TH ST - STE 205

Available Warehouse with Office Space

± 6,000 SF Shell (± 1,200 SF Office) | \$1.30/SF Modified Gross

5900 NE 88th St, Building B, Suite 205, Vancouver, WA 98665

- Zoning: Light Industrial (IL) - City of Vancouver
- Grade Doors: One (1) Door
- Clear Height: 24'
- Available: 30 Days Notice

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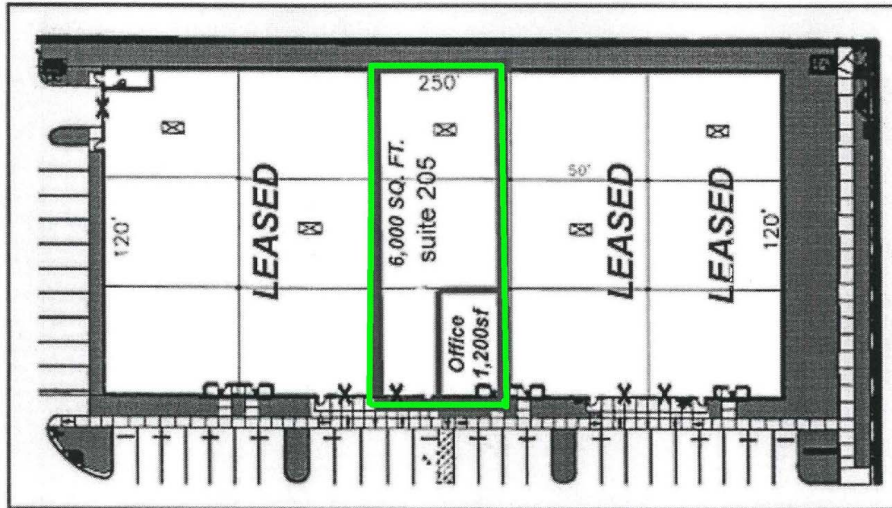


PROPERTY SUMMARY

**FOR
SUBLEASE**



BUILDING "B"

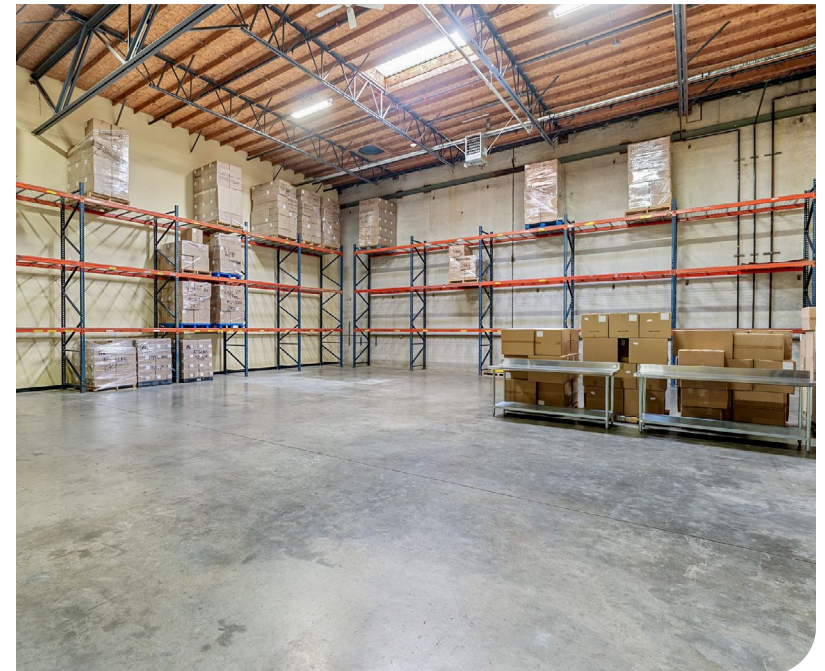


PROPERTY DETAILS

Address	5900 NE 88th St, Building B, Suite 205, Vancouver, WA 98665
Available Space	± 6,000 SF Shell Includes: • 4,800 SF Warehouse • 1,200 SF Office
Zoning	Light Industrial (IL) - City of Vancouver
Grade Doors	One (1) Door
Clear Height	24'
Power	480 Volt, 3 Phase Power
Availability	Sublease through October 2028
Sublease Rate	\$1.30/SF Modified Gross

Location Features

- Frontage on NE 88th Street
- In close proximity to I-205 & Padden Pkwy
- Centrally located within Clark County





INTERIOR PHOTOS



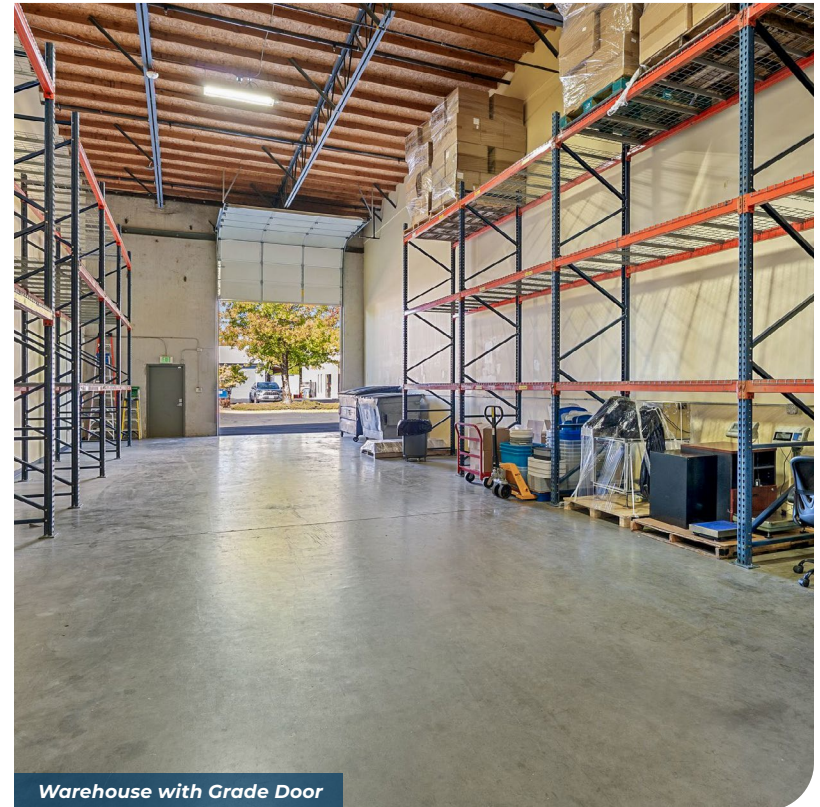
Entrance



Kitchenette / Bathrooms



Office



Warehouse with Grade Door



LOCAL AERIAL MAP



DRIVE TIMES	
Location	Distance from Property
Vancouver, WA	7.0 miles
Ridgefield, WA	12.5 miles
Portland, OR	15.8 miles

*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024 | Map data ©2024 Google Imagery ©2024, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO

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