



Vancouver Way Business Park

8922 NE Vancouver Way, Portland, OR 97211

Algird Zalpys

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Vancouver Way Business Park

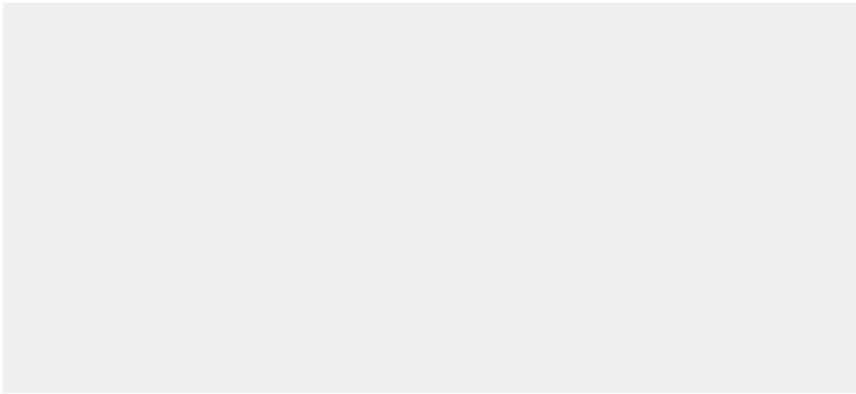
\$12.00 /SF/YR

4,000 SF High bay bldg plus 1,000 SF auxiliary bldg on 1/2 acre paved and rocked lot. The buildings and lot area can be sub-divided. Main bldg is a 2,500 sq-ft high-bay shop with 16'x 14' roll-up door plus 1,500 sq ft office with central air and 1,500 sq ft mezzanine. 3 phase 480 v 400 amp service. Can remodel to suit. Lot is part of a 3 acre fenced and gated business park. Located near Jubitz truck stop. Also available is another 10,000 sq ft of shop and office spaces, sub divisible - min 1,000 sq ft. \$.75-\$1.25 sq ft.. Some spaces are gross rent some and will require tenant pays for power and gas. NO NNN. Park has room to turn around 53' semi/trailer. Wood working and Welding equipment in pictures are available to purchase. Weld shop, Machine shop, Contractor shop, Lay down yard, General services, Warehouse, Dispatch center, Office, Storage, Detailing, Wood working, Cabinet shop, Distribution, Landscaping yard, Gym, Flex, Etc. Lease/Purchase...

- Flexible office, flex, and light industrial spaces with negotiable tenant improvements.
- Two grade-level rollup doors and a high bay shop support operational efficiency.
- Reliable 3-phase electrical infrastructure with 480V, 600 AMP capacity for heavy power needs.
- Glass storefront option with double-door entry for showroom or client-facing operations.
- Convenient access to key transport hubs including I-5, Marine Drive, and Portland International Airport.



Rental Rate:	\$12.00 /SF/YR
Min. Divisible:	1,000 SF
Property Type:	Industrial
Property Subtype:	Service
Rentable Building Area:	15,000 SF
Year Built:	1974
Rental Rate Mo:	\$1.00 /SF/MO

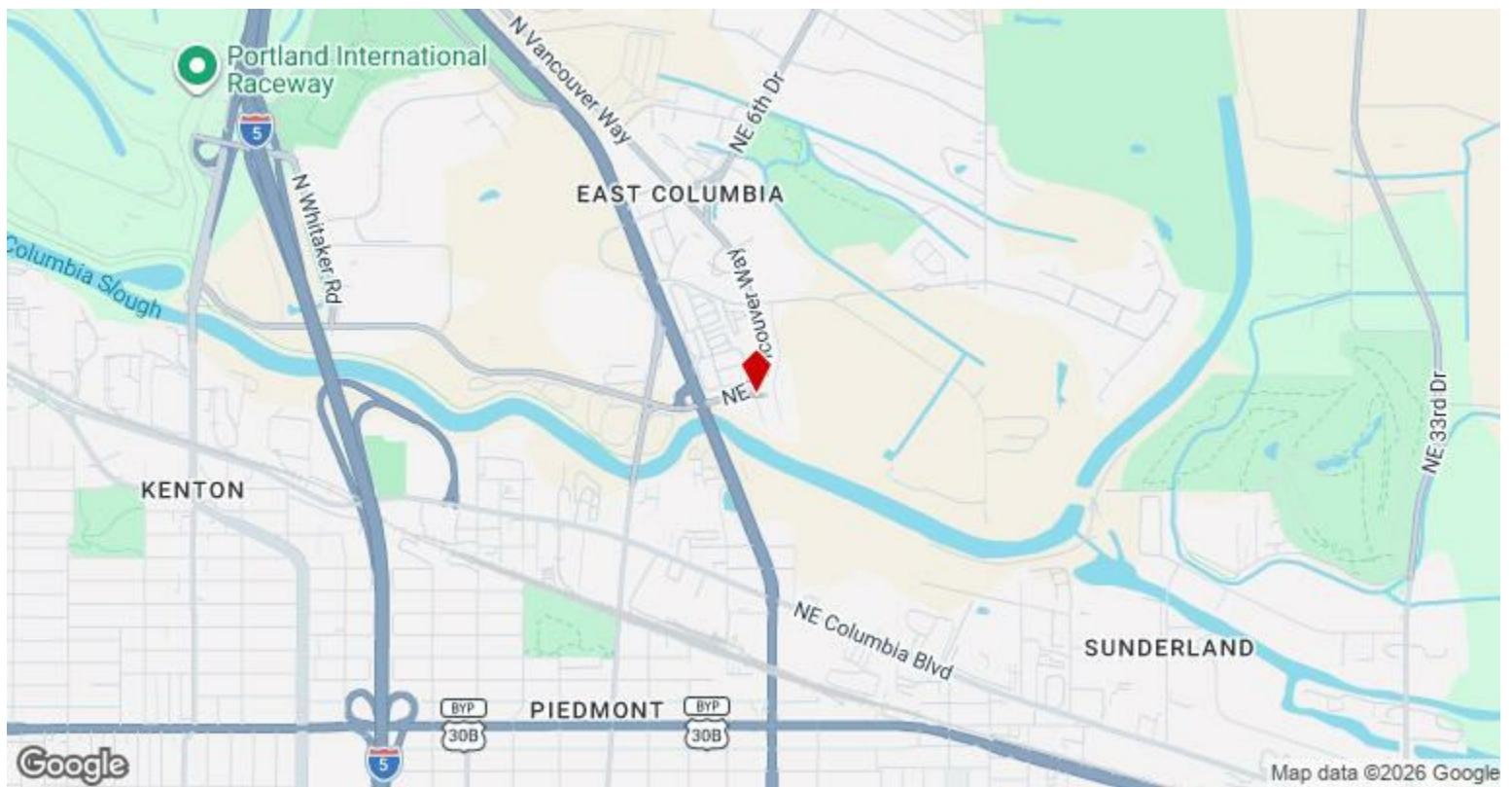


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1st Floor

Space Available	1,000 - 15,000 SF
Rental Rate	\$12.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Office Size	10,000 SF
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

Available now. Secure parking and staging area. Two grade level roll-up doors. Office areas have central air. 2,500 sq-ft high bay shop. 3 phase, 480 V, 600 amp available. One space has a glass store-front with double doors. Can remodel to suit.



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4,000 SF High bay bldg plus 1,000 SF auxiliary bldg on 1/2 acre paved and rocked lot. The buildings and lot area can be sub-divided. Main bldg is a 2,500 sq-ft high-bay shop with 16'x 14' roll-up door plus 1,500 sq ft office with central air and 1,500 sq ft mezzanine. 3 phase 480 v 400 amp service. Can remodel to suit. Lot is part of a 3 acre fenced and gated business park. Located near Jubitz truck stop. Also available is another 10,000 sq ft of shop and office spaces, sub divisible - min 1,000 sq ft. \$.75-\$1.25 sq ft.. Some spaces are gross rent some and will require tenant pays for power and gas. NO NNN. Park has room to turn around 53' semi/trailer. Wood working and Welding equipment in pictures are available to purchase. Weld shop, Machine shop, Contractor shop, Lay down yard, General services, Warehouse, Dispatch center, Office, Storage, Detailing, Wood working, Cabinet shop, Distribution, Landscaping yard, Gym, Flex, Etc.

Property Photos



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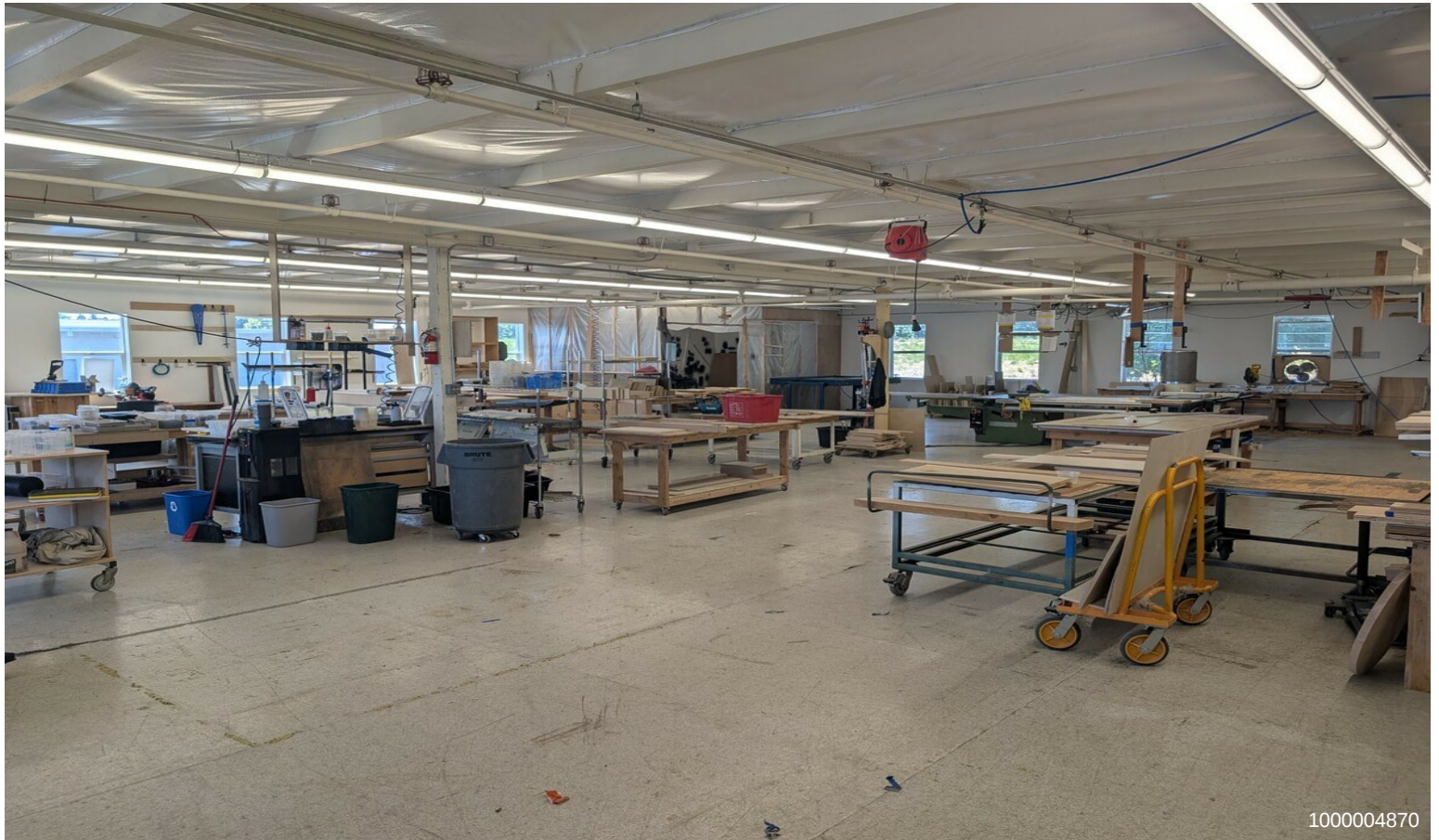


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8900 ext prk lot level panoramic entire ramp 122820

Property Photos



Property Photos



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Property Photos



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