

FOR LEASE

HEAVY INDUSTRIAL (IH)

1401 W Fourth Plain Blvd I Vancouver, WA 98660

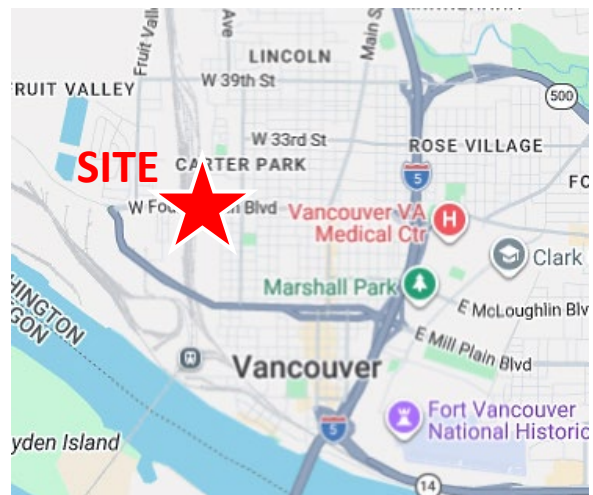


900 Washington St, Suite 850, Vancouver, WA
360.750.5595 | www.fg-cre.com



PROPERTY HIGHLIGHTS

- Available Space: +/- 220,000 SF (See page 2 floor plan) Spaces A, B, and C can be combined.
 - ✓ Space A and B +/- 155,298 SF (139,651 SF ground floor, 16,078 SF second floor office)
 - ✓ Space C +/- 62,448 SF
- Fenced Yard: +/- 100,000 SF
- Lease Rates:
 - ✓ Warehouse - \$0.76 - \$0.84/SF NNN
 - ✓ Yard - \$0.15/SF
- Building signage
- Lot Size: 12.13 AC
- Dock Doors: Eighteen (18) docks
- Grade Doors: Three (3) grade
- Clear Height: 18'-40'
- **Power: 10K Amps**
- Rail Potential: Yes
- Zoning: Heavy Industrial (IH)



FOR MORE INFORMATION:

Brett Irons

360.597.0574 | birons@fg-cre.com

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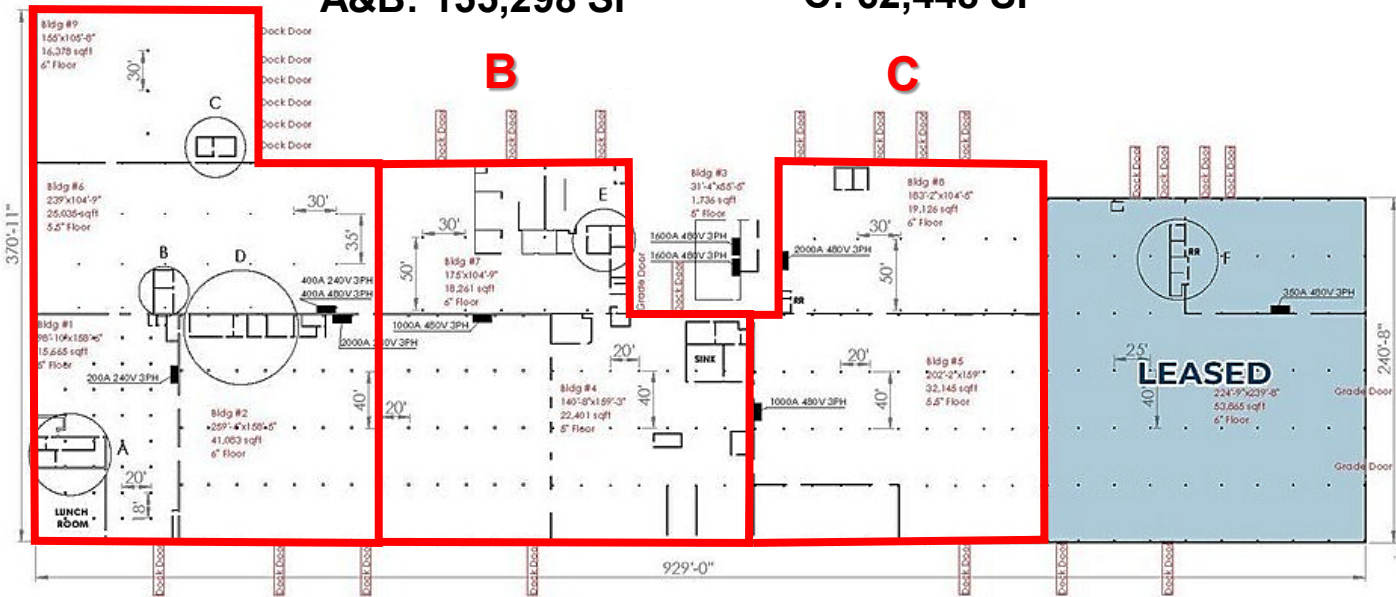
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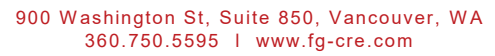
A

A&B: 155,298 SF

C: 62,448 SF



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[illegible]

Architectural floor plan of the second floor of the University of Illinois at Chicago. The plan shows a large rectangular building with a complex internal layout of rooms and corridors. Key areas labeled include "Mens RM" and "Wemens RM" at the bottom center. Multiple "Stairs" are indicated with red "E" symbols. Dimensions are provided: 100'-4" on the left side and 140'-3" at the bottom. A vertical dimension of 7'-3" is shown near the bottom right. The plan includes numerous small circles representing doors and larger circles representing room features or furniture.

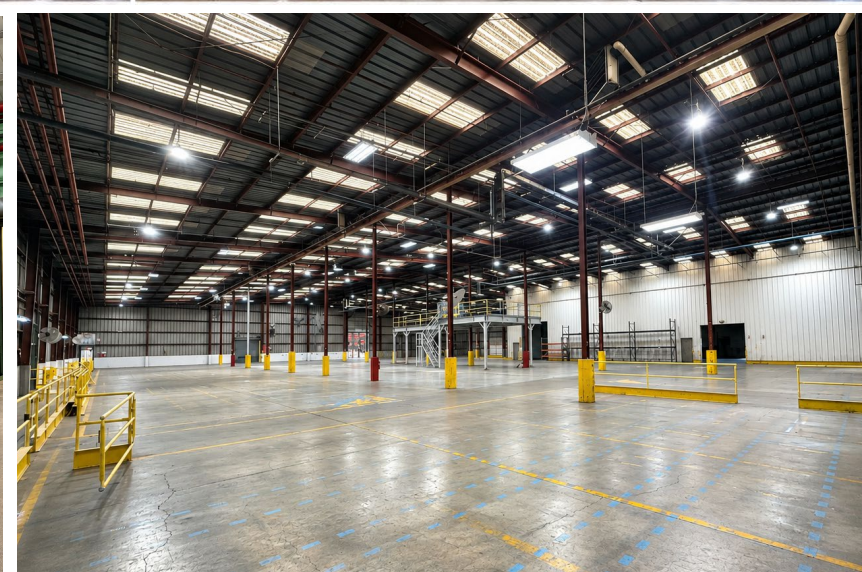
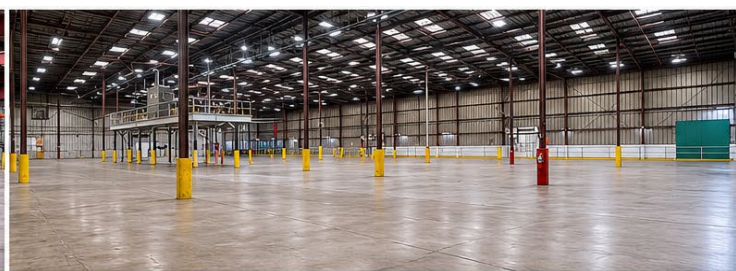
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Main Street

20 blocks of shopping, retail,
mixed use, convenience

Average Daily Traffic

W Fourth Plain Blvd @ Markle Ave E – 9,928
W Fourth Plain Blvd @ Kauffman Ave E – 10,639
W Fourth Plain Blvd @ Harney St E – 11,206

2025 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	13,383	63,725	209,820
2030 Projected Population	13,898	65,810	213,702
Est. Average Household Income	\$105,200	\$98,087	\$107,282
Est. Total Businesses	1,824	5,026	11,602
Est. Total Employees	12,435	39,310	99,001



\$1.5 B Mixed Use
Waterfront Investment



12 Mi. to Portland
International Airport



Thriving & Safe
Community



16 Min. to Portland's
Pearl District



No Corporate
or Personal
Income Tax



Collaborative
Public/Private
Business Climate