

FOR LEASE

WESTSIDE BUSINESS CENTER BUILDING A

*48,000 SF Modern Distribution
Space Available for Lease in
Vancouver, Washington*

1800 W FOURTH PLAIN BLVD, SUITE 102-A
VANCOUVER, WA

SUBJECT
PROPERTY

OWNED BY

EXCLUSIVELY LEASED BY

KIDDER.COM





Unique industrial opportunity in Vancouver, Washington located just north of the Columbia River near I-5 Freeway and Port of Vancouver Marine Terminals.

SPACE FEATURES

48,000 SF modern distribution space

1,500 SF office space

9 dock high doors with exclusive truck court

9 large grade level doors (12' x 14') on three sides of building

22' clear height

Heavy 477/480v electrical service with electrical distributed throughout space

Professionally managed and immaculately maintained

Space available immediately on direct basis

50' x 40' column spacing

Above standard parking and truck staging

Energy efficient warehouse lighting

End-cap unit

OWNERSHIP HIGHLIGHTS

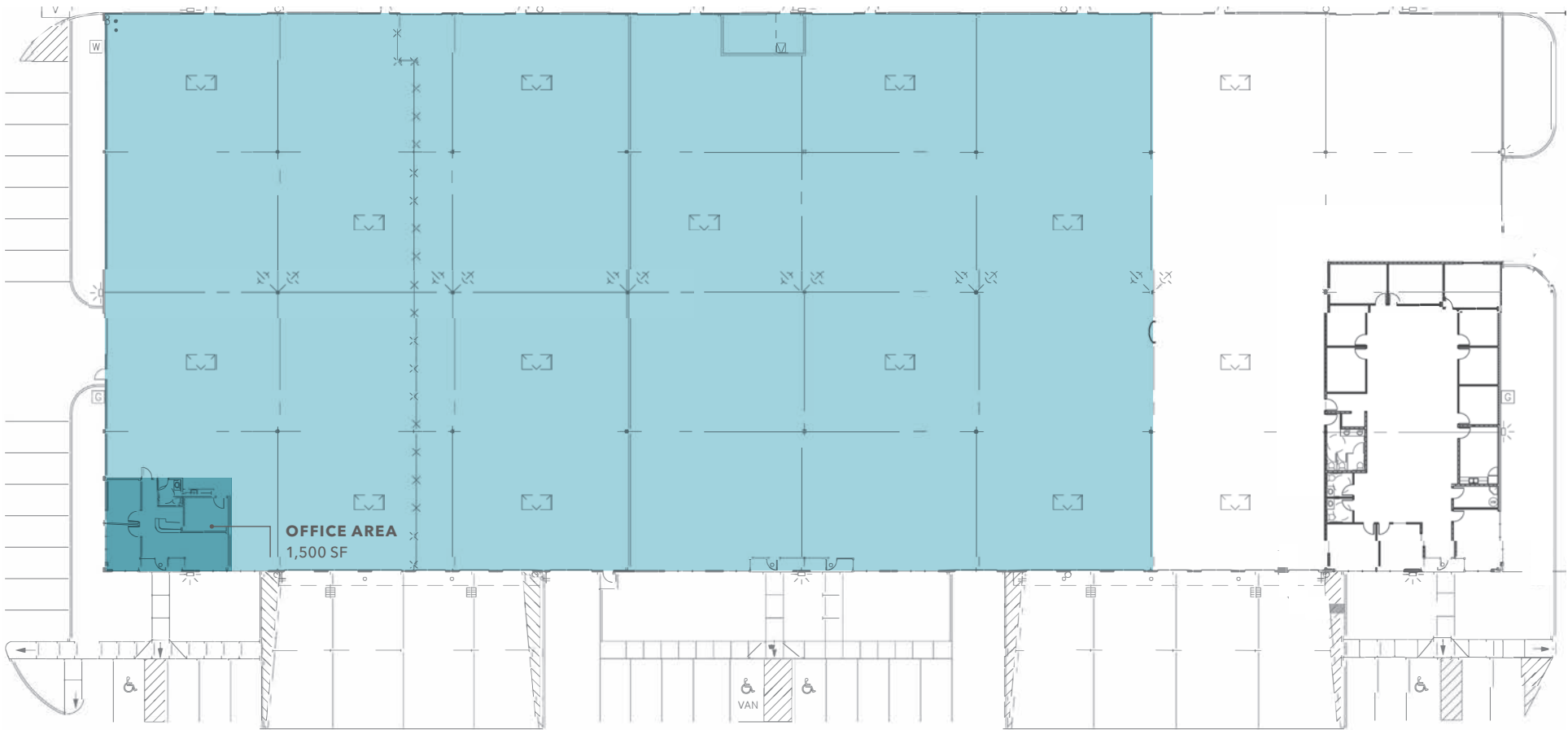
Property owned and managed by IDM Companies, idmcompanies.com

IDM is a locally based company who has developed over 1.5M SF of high quality industrial properties in Portland/Vancouver

IDM professionally manages their properties with long-term ownership in mind - IDM is local and responsive to their customer's needs



FLOOR PLAN



48K SF

TOTAL SPACE AVAILABLE

1.5K SF

OFFICE SPACE

22'

CLEAR HEIGHT

WESTSIDE BUSINESS CENTER BUILDING A

BUILDING FEATURES

Unique industrial opportunity in Vancouver, Washington located just north of the Columbia River near I-5 Freeway and Port of Vancouver Marine Terminals

Freestanding building offering heavy power, abundant dock and grade loading doors, and generous truck staging area

Vancouver, Washington jurisdiction offers lower taxes, lower electrical rates, strong labor force and many other benefits

Skylights throughout warehouse area provide natural light

50' X 40' column spacing with a 45' wide speed bay

Great parking and truck staging

Building was constructed in 1996

VANCOUVER, WASHINGTON BENEFITS

Washington features NO personal income tax vs. Oregon's 11% income tax

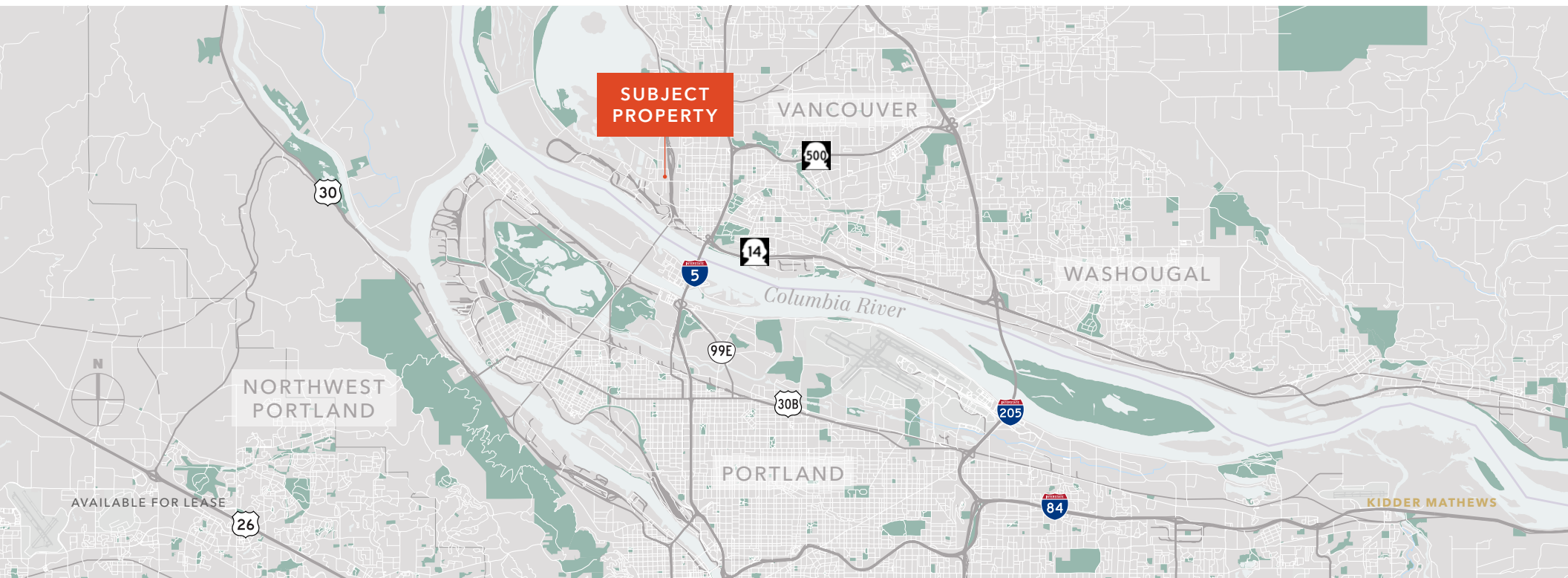
Approximately 80,000 workers commute regularly from Vancouver across the bridge to Oregon for work and a recent poll showed that 80% of these commuters would readily take a job in Clark County to reduce commute time and to avoid the commute across the river and Oregon income taxes

Sales tax and B&O taxes may be exempted for machinery and equipment purchases for certain new food processing or manufacturing businesses

City of Vancouver is business friendly and offers streamlined permitting processes to help businesses with a seamless transition into new facilities

Clark County Public Utility offers lower electrical rates than Portland

Tax incentives available for qualifying businesses



WESTSIDE BUSINESS CENTER BUILDING A

Owned by



IDM
COMPANIES

Exclusively leased by

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