



Pac1
PROPERTY
MANAGEMENT

For Sale

Parkside Commerce Center | Lot D, E & F



Parkside Commerce Center | Lots D/E/F

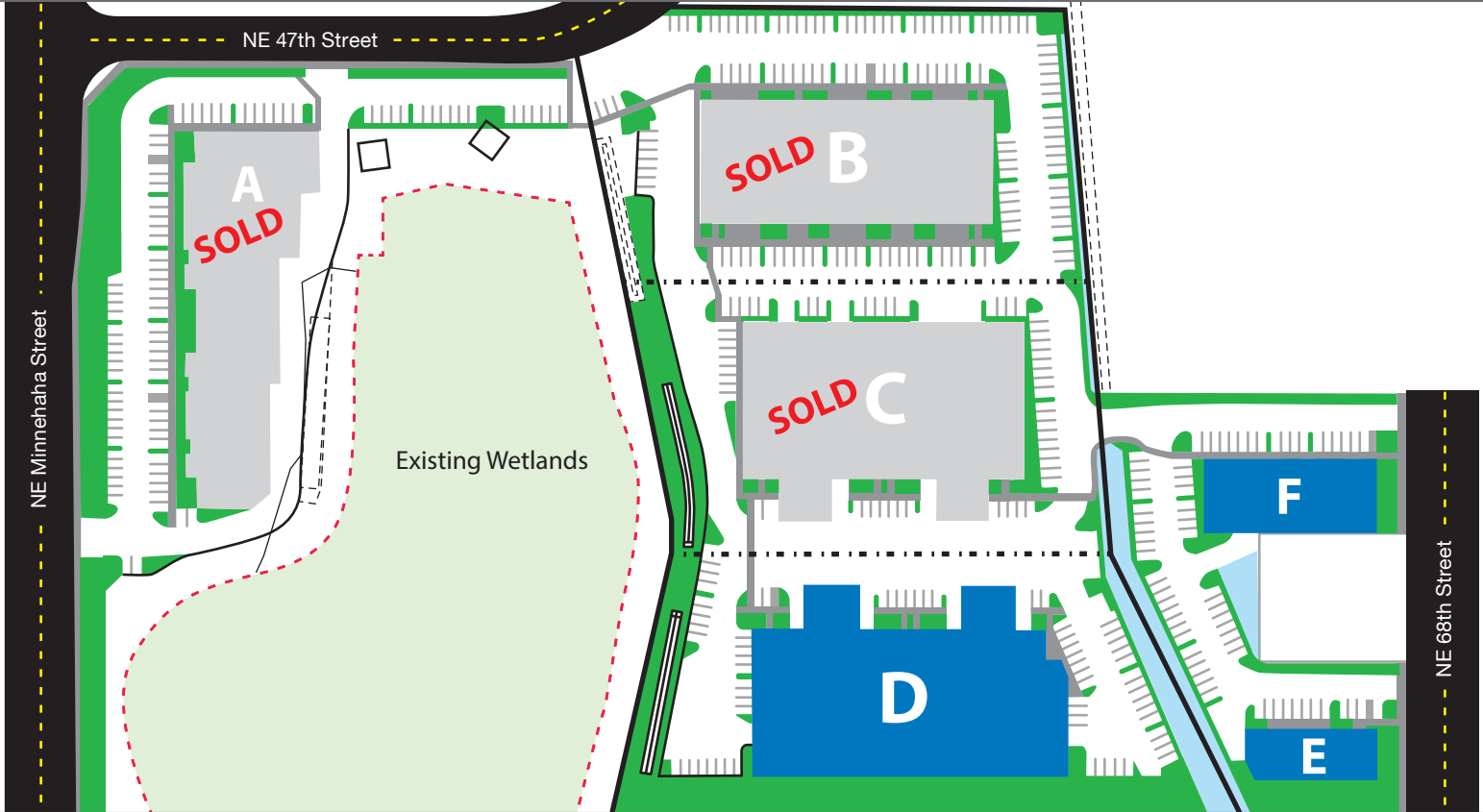
4708 NE Minnehaha St. • Vancouver, WA 98661

Property Type	Land
Property Subtype	Industrial Office/Warehouse
Lot Size - Acres	D-2.94 E/F-2.00
Lot Size - SF	D-128,066 E/F-87,120
Tax ID	D-156513000 E/F-156468000
Parking Ratio:	D-1.7/TH E-4.3/TH F-4.1/TH
Zoned	IL (Light Industrial)
Construction Type	Concrete Tilt-Up

- Highlights**
- Centrally located between I-5 and I-205 highways
 - Dock high and grade level loading
 - Locally owned and managed



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Parkside Commerce Center

Site Plan Summary:

- Preliminary site plan approved
- Site approved under old storm water rules
- 4 sites in business park
- Lots D, E & F are offered together

Utilities	
Electrical	480V, 3-Phase
Water	Yes: Clark PUD
Sewer	Yes; Hazel Dell
Natural Gas	Yes; NW Natural Gas
Telephone	Century Link
Office	HVAC
Warehouse	Gas Space Heaters

Construction	
Floors	Concrete
Walls	Concrete Tilt-Up
Roof	Built Up Composition
Sprinkler System	Fully Sprinklered (Wet)
Columns	40' x 50'
Ceiling	Bldg. B: 20' Clear, Bldg. C, D & E 24' Clear
Loading	Bldg. B: Grade Level Bldg. C & D: Dock High & Grade Level