

FOR LEASE

\$8,500 mo + NNN

FOR SALE

\$1,650,000



2705 NE 65th Ave Vancouver, WA
9,000 SQ FT Warehouse &
1,000 SQ FT Office
2 Lots – 1 Acre Total

Kelly Shea

Commercial – Industrial

360.921.3710

KELLY@SHEACRE.COM



**MAJ COMMERCIAL
REAL ESTATE**

300 W 15th Street, Ste 201 Vancouver, WA 98660

WHILE THE INFORMATION CONTAINED HEREIN IS DEEMED RELIABLE, IT IS NOT GUARANTEED ACCURATE.

2705 NE 65th Ave, Vancouver, WA 98661



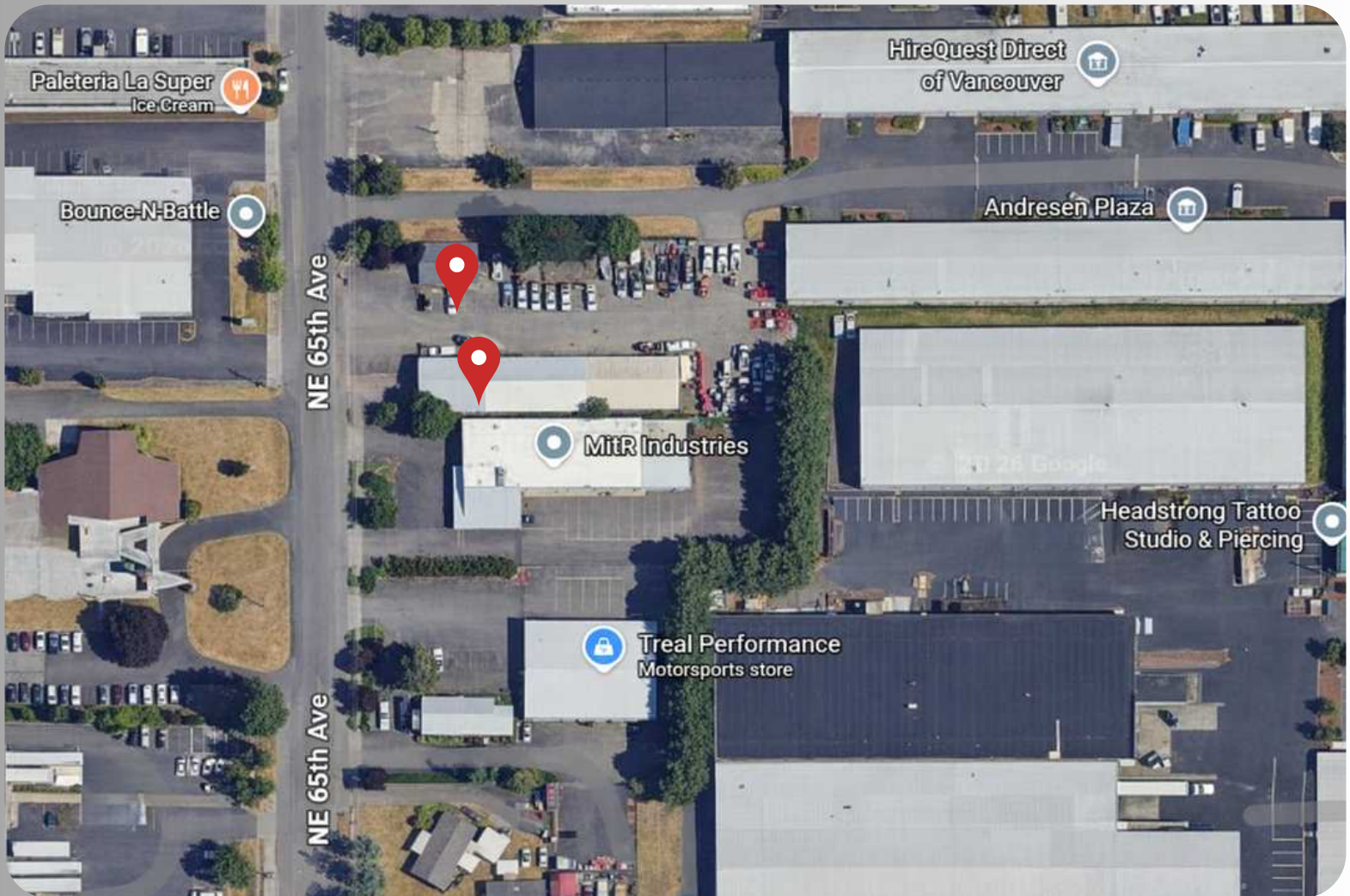
PRIME INDUSTRIAL / FLEX PROPERTY

Position your business in a highly visible and centrally located light industrial corridor just off NE Andresen Road. This property offers convenient access, functional yard space, and close proximity to established retail and service businesses.

PROPERTY HIGHLIGHTS

- **Desirable light industrial location**
- **Convenient access from NE 65th Ave**
- **Easy connectivity to NE Andresen Rd**
- **On-site parking**
- **Flexible warehouse / shop configuration**
- **Ideal for contractor, automotive, distribution, service-based, or specialty industrial users**
- **Surrounded by established businesses and commercial activity**

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LOCATION ADVANTAGES

- **Minutes from major arterial routes**
- **Strong daily traffic counts along NE Andresen Rd**
- **Close proximity to retail, restaurants, and services**
- **Centrally located within Vancouver's established commercial corridor**
- **Easy access to I-205 and SR-500**

SURROUNDING BUSINESSES

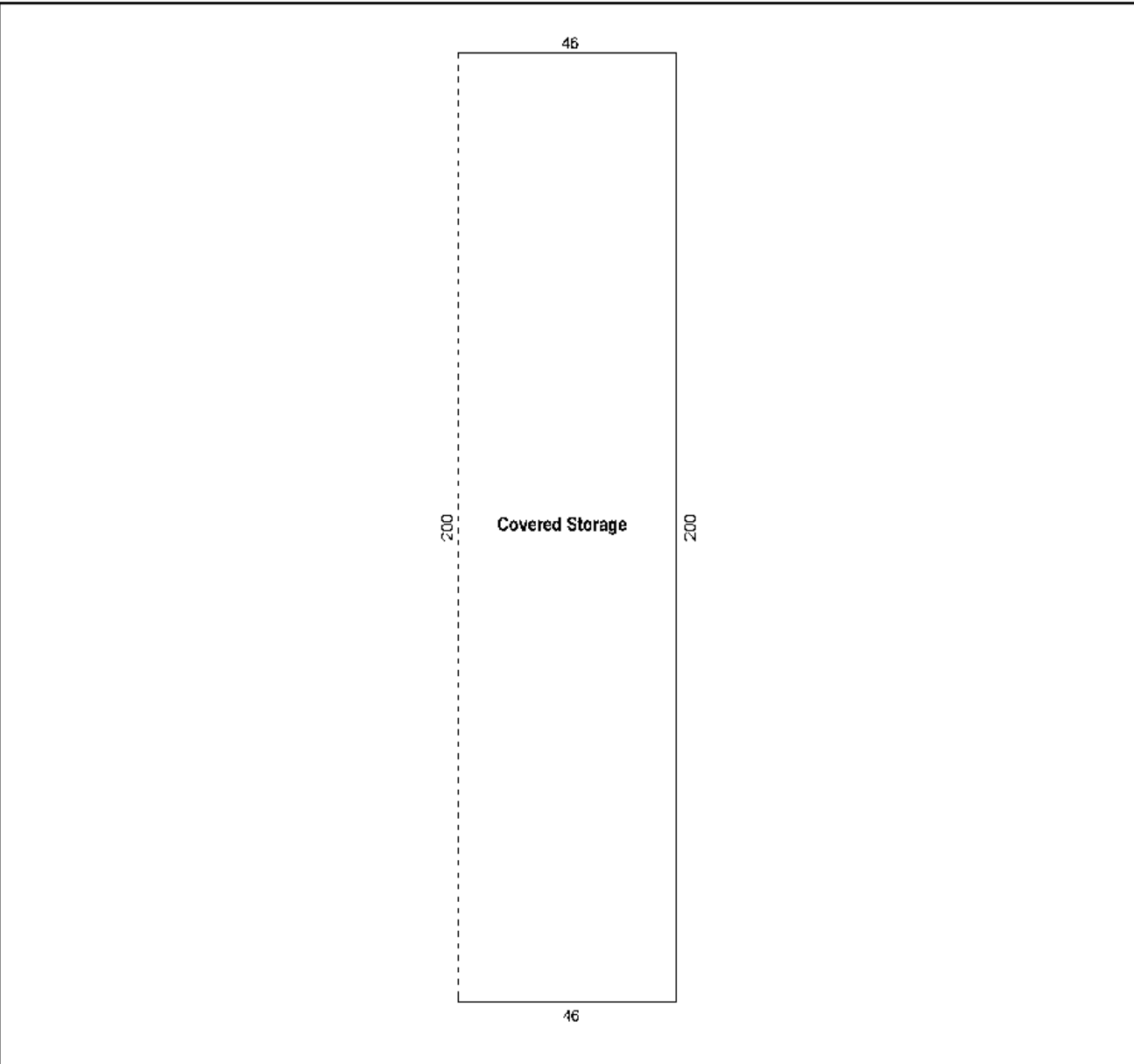
Located near Andresen Plaza and a mix of retail, service, and industrial users, creating steady activity and visibility in the area.

SKETCH ADDENDUM										File No. 14-01820-001																																																	
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Drawn By		JEP		Revised																																																							
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SKETCH ADDENDUM

File No.: 161881000

Parcel Number	161881-000	Builder		Tract No		Lot No	
Property Address		County		State		Zip Code	
City		Date	11/9/06	Source			
Drawn By	JRC	Remarks					
Model							



Covered Storage	
46 x 200 = 9200 SF	
Total OTHER 9200 SF	