

FOR LEASE

STAPLETON WAREHOUSE

2464 NE Stapleton Rd | Vancouver, WA 98661



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



PROPERTY HIGHLIGHTS

Available:

- Units #A, B and C – 3,000 RSF – Former food packaging facility with grease trap and walk in refrigerator and freezer and mix of private offices in loft area
- Unit #D – 2,100 RSF – mix of warehouse, office and loft area
- Unit #E – 465 RSF – storage
- Unit #F – 465 RSF – storage
- 16' ceilings
- Single grade door loading
- \$12/SF NNN annually for all units.
Estimated NNN expenses are \$5.50/SF/year

FOR MORE INFORMATION:

Adam Roselli, CCIM, SIOR
360.597.0568 | aroselli@fg-cre.com



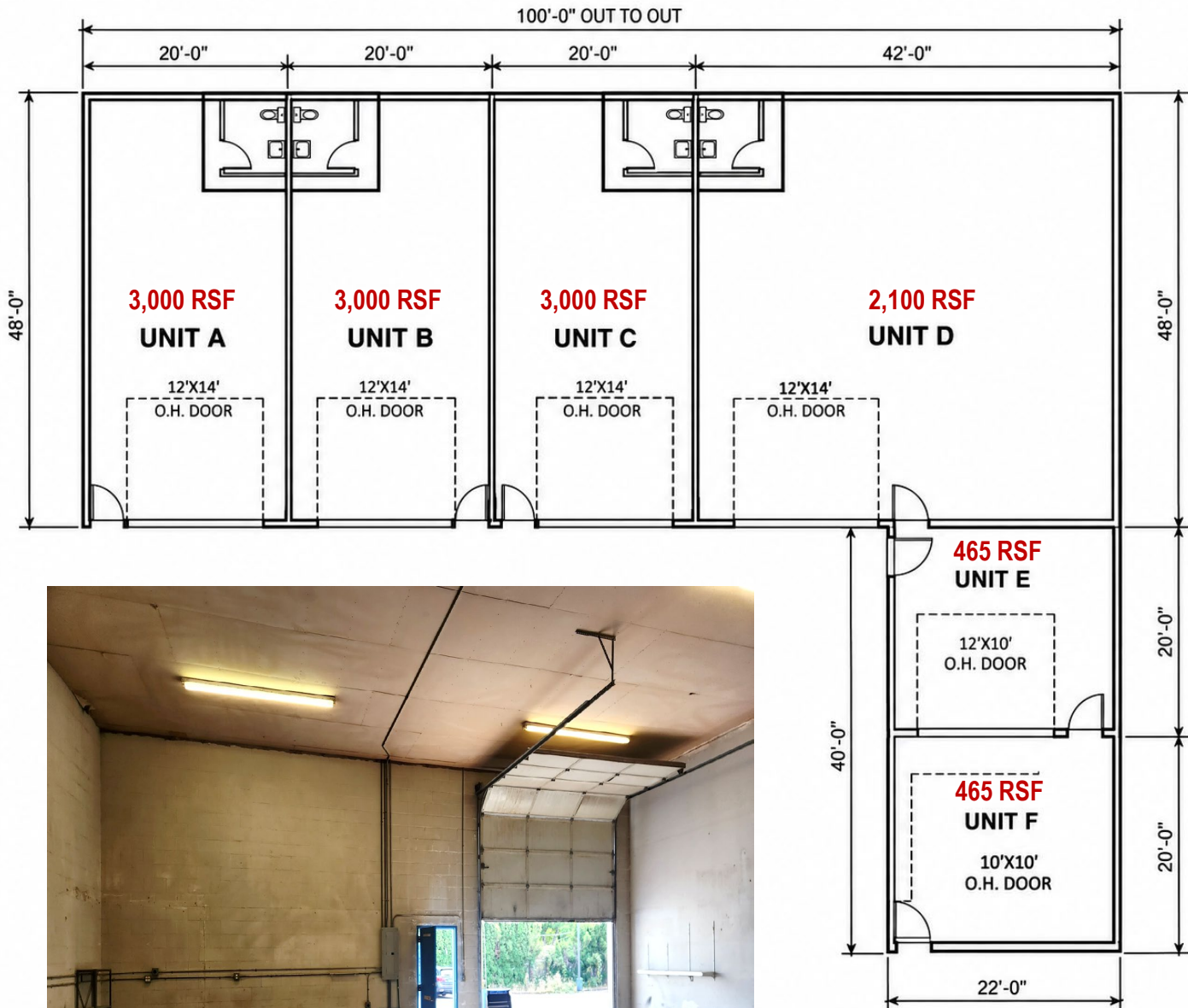
FOR LEASE

STAPLETON WAREHOUSE

2464 NE Stapleton Rd | Vancouver, WA 98661



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



FOR LEASE

STAPLETON WAREHOUSE

2464 NE Stapleton Rd | Vancouver, WA 98661



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



2025 / 2026 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	18,177	114,925	258,972
2030 Projected Population	19,649	124,995	277,951
Est. Average Household Income	\$67,360	\$83,383	\$88,075
Est. Total Businesses	1,178	7,965	14,809
Est. Total Employees	12,176	57,966	123,306

2026 Average Daily Traffic

NE Stapleton Rd @ E Fourth Plain Blvd N – 6,624

E Fourth Plain Blvd @ NE Stapleton Rd E – 15,818

E Fourth Plain Blvd @ NE Stapleton Rd W – 18,576



This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.