


3204 NW 38th Circle



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Vancouver, WA 98660

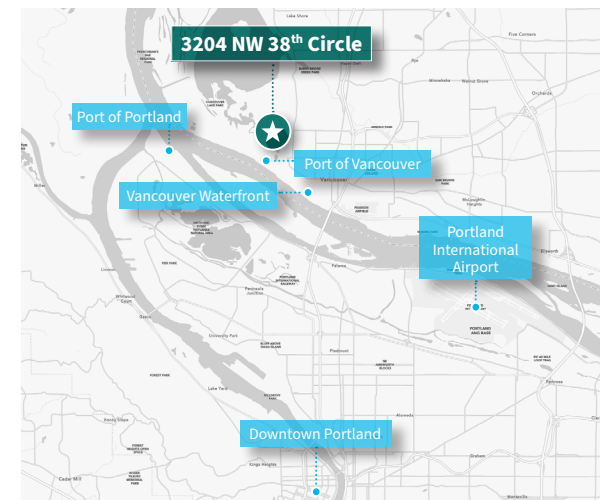
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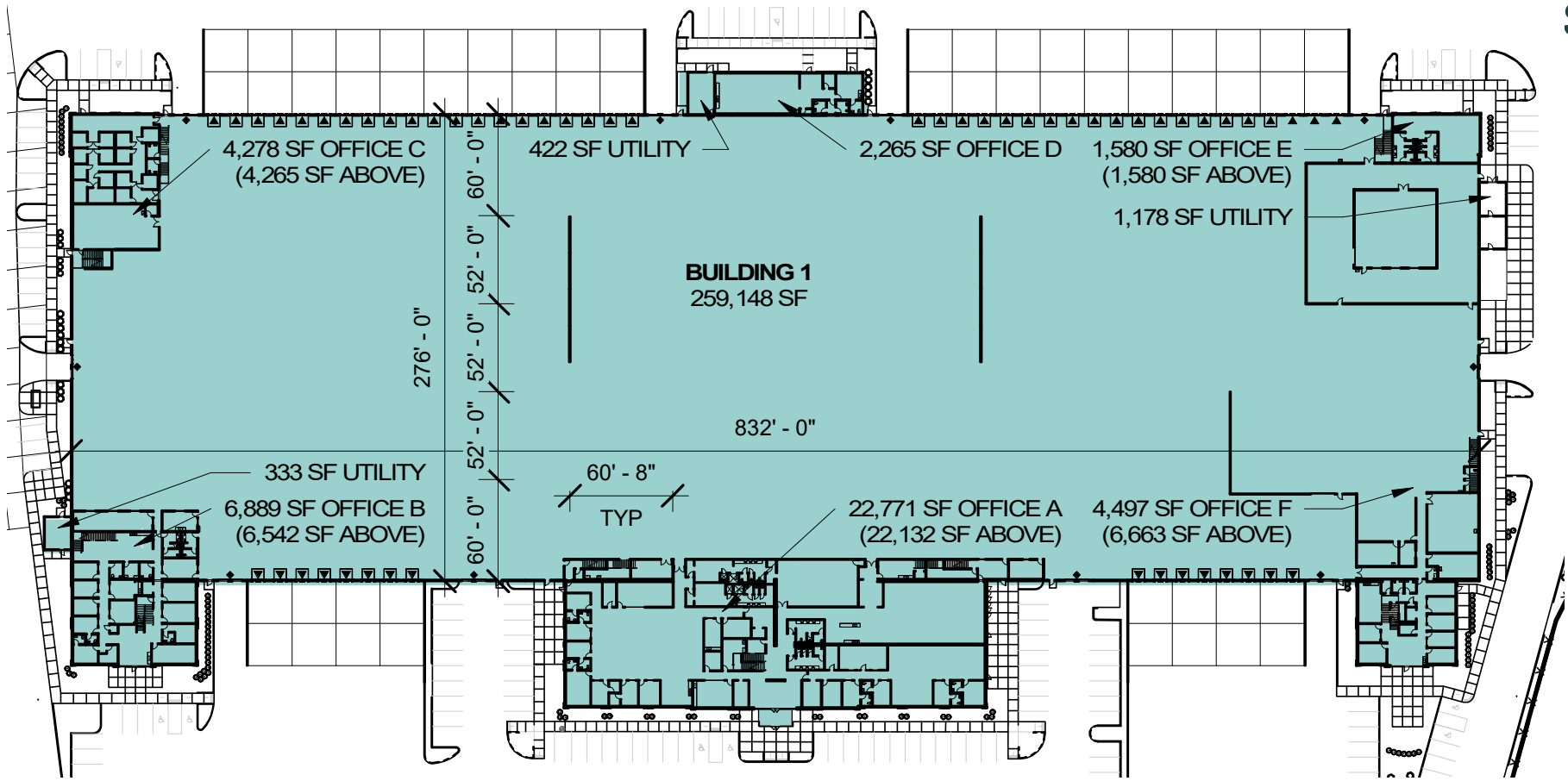
PROPERTY OVERVIEW

- Available Building Size: ±259,148 SF
- Office Size: Flexible offices from 10,000 SF to 81,857 SF
- Outside Yard Size: 9,000 SF
- Clear Height: 36'
- Dock Doors: 56
- Grade Doors: 10
- Pit Levelers: 52, 1 EOD
- Trailer Parking Stalls: 20
- Power: 9,000 Amps
- Car Parking: 300
- Available Q1 2026

HIGHLIGHTS

- Class A industrial distribution facility located in the desirable Vancouver/Clark County Washington submarket
- Market leading building specifications: 36' clear height, dock and grade loading, ESFR fire suppression, off dock trailer parking
- Excellent access to Interstate 5, the Port of Vancouver, Portland International Airport, and the Port of Portland





259,148 SF Industrial Space For Lease



56
Dock Doors



10
Grade Doors



300
Auto Parking



20
Trailer Parking

Contact Us



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