

# 265,000 SF

Industrial Space For Lease



## 3204 NW 38<sup>th</sup> Circle



3204 NW 38<sup>th</sup> Circle  
Vancouver, WA 98660



### PROPERTY OVERVIEW

- Available Building Size: ±265,000 SF
- Office Size: Flexible offices from 10,000 SF to 80,000 SF
- Outside Yard Size: 9,000 SF
- Clear Height: 36'
- Dock Doors: 53
- Grade Doors: 10
- Trailer Parking Stalls: 20
- Car Parking: 300

### 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

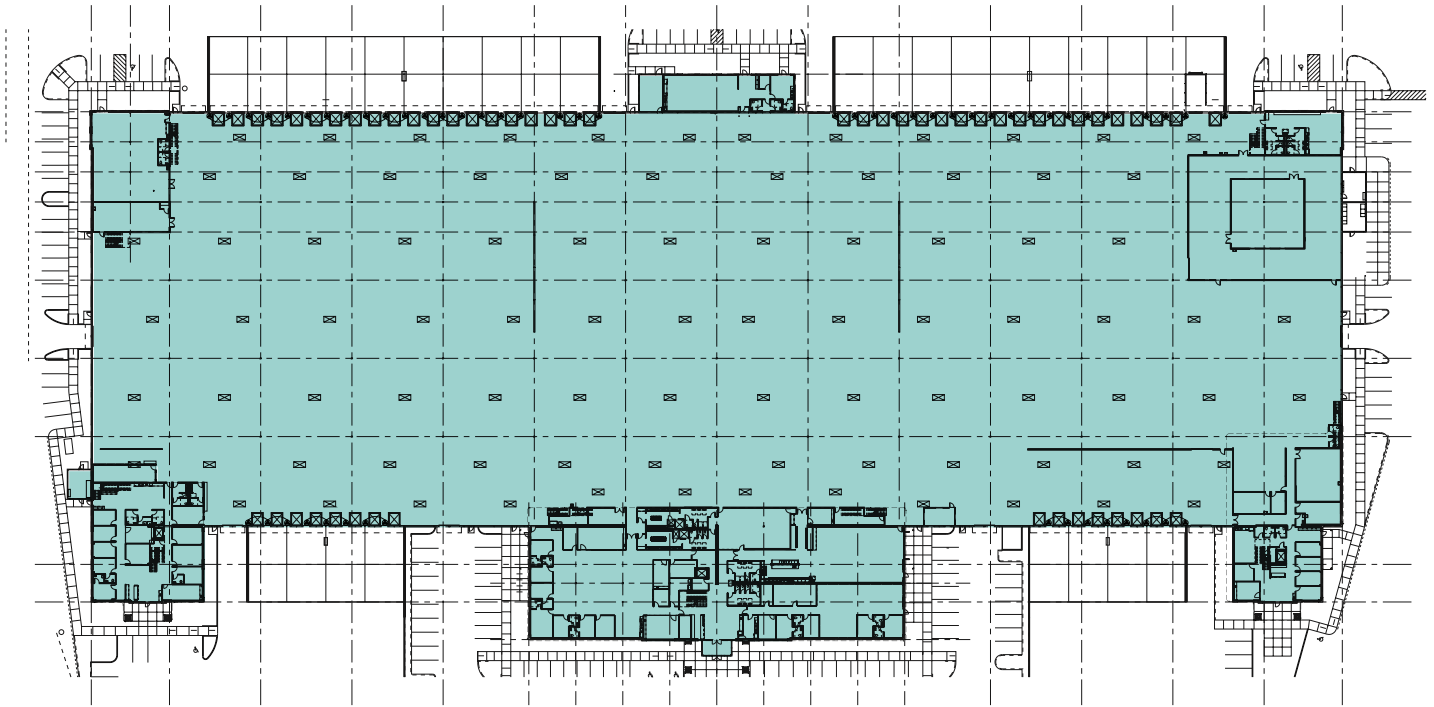
**Your single-source service for efficient move-in and operations: [prologisessentials.com](http://prologisessentials.com)**

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**53**

Dock Doors



**10**

Grade Doors



**300**

Auto Parking



**20**

Trailer Parking

### Contact Us

#### PROLOGIS

**Sean Colletta**

VP, Market Officer  
scolletta@prologis.com  
+1 503 276 7375

**Prologis - Portland**

4380 S Macadam Ave #285  
Portland, OR 97239, USA  
Main: +1 503 276 7373  
www.prologis.com | NYSE: PLD

#### CBRE

**Stuart Skaug, SIOR**

Executive Vice President  
stuart.skaug@cbre.com  
+1 503 221 4822

**Joshua Goudy**

Associate  
joshua.goudy@cbre.com  
+1 503 221 4825

**CBRE - Portland**

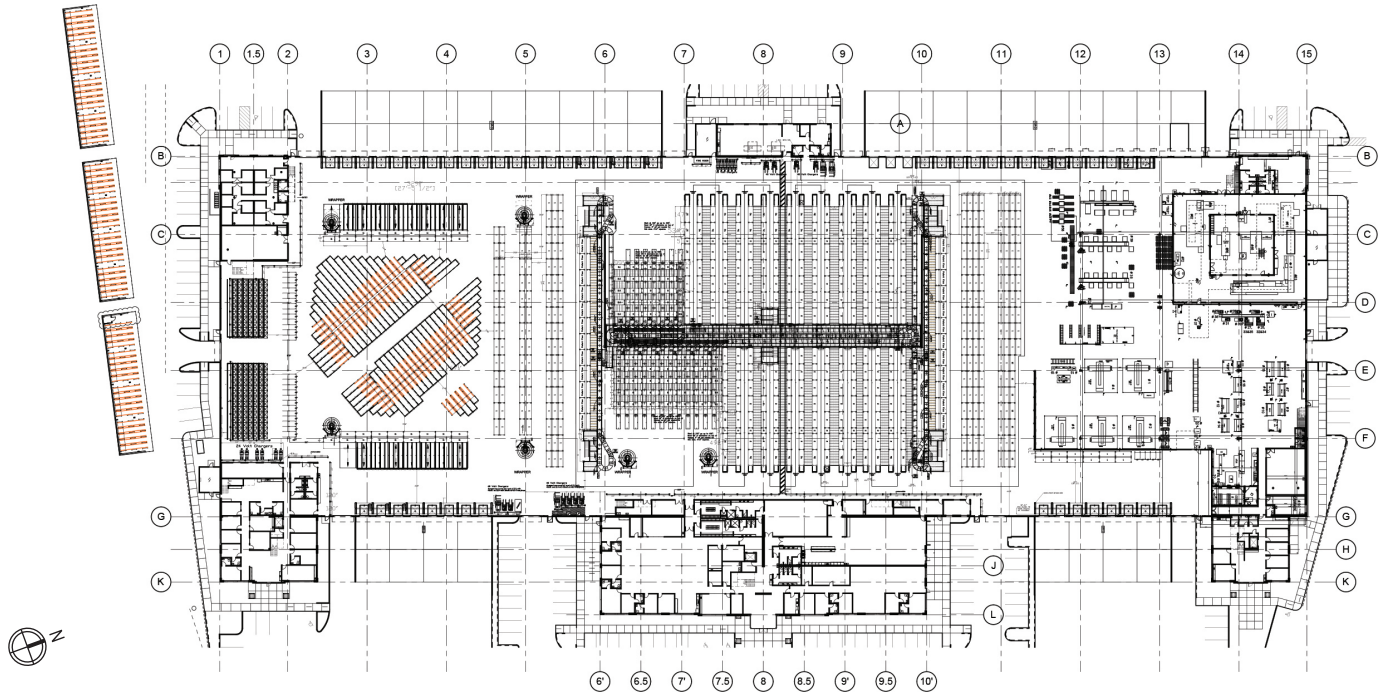
1300 SW 5th Ave, Suite 3500  
Portland, OR 97201, USA  
Main: +1 503 221 1900

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## 3204 NW 38<sup>th</sup> Circle Racking System

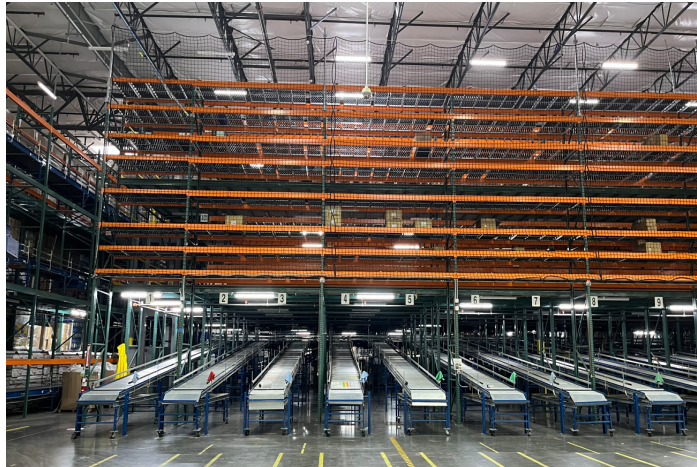
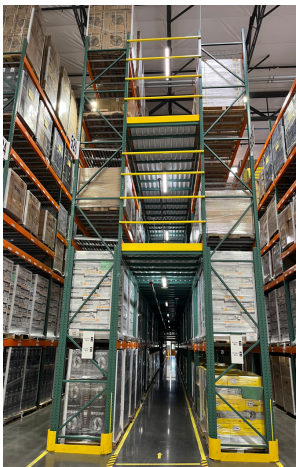


**For immediate pricing and availability, contact your Essentials Solutions Manager:**

Shane Fairbanks  
+1 253-306-8577 cell  
sfairbanks@prologis.com

### ADVANTAGES

- Save money with used materials
- Save time by getting set-up and operational quickly
- Reconfiguration available on request
- Supplemental racking available to fill warehouse



**Prologis Essentials: Operations—your single-source for efficient move-in.**

Learn more about transforming your warehouse from a space to a solution at [prologis.com/essentials](https://www.prologis.com/essentials).