

# FOR LEASE 34,564 SF

*Warehouse/ Office/ Manufacturing Bldg.*

1560 Downriver Dr. Woodland, WA 98674



*Link to 2019 Property Video:*

[2019 Video](#)

**\$16,535 Mo. + NNN** 5 Year Minimum

- Available Now
- 2+/- AC All Paved Parking
- 30,100 SF Warehouse/ 4,400 SF Offices
- 8,000 SF 22' Clear Height
- 22,100 SF 14' Clear Height
- 4 Dock High Doors & 3 Grade OH Doors
- Heavy Power, Fully Sprinklered
- Zoned Light Industrial
- I-5 / Exit 21 is .4 Mile
- Bldg is Immaculate & 'Move In Ready'

**Kelly D. Shea**

Industrial Property Specialist

*2018 Top Producer*

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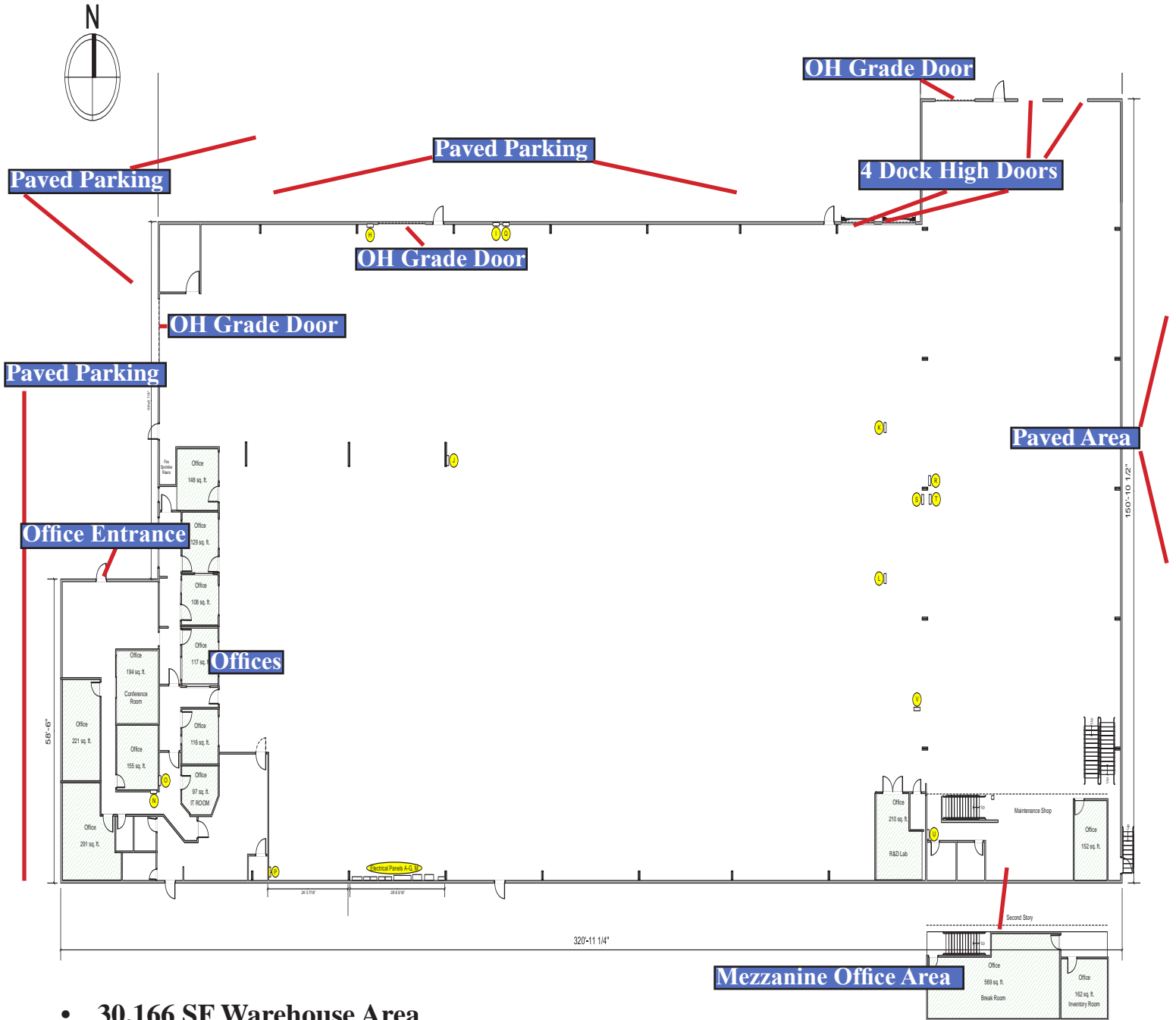


See Kelly's Listings [www.SheaCRE.com](http://www.SheaCRE.com)

300 W 15th St., Ste 201 Vancouver, WA 98660

While the information provided is not guaranteed, it has been obtained from sources we deem reliable.

# Basic Floor Plan



- **30,166 SF Warehouse Area**
- **4,400 SF Office Area**
- **Heavy Power 3-Phase 480/277V & 3-Phase 208/120V**
- **All Parking Areas are Paved**
- **4 Dock High Doors; Area has Dedicated Ingress/ Egress onto Scott Ave**
- **3 Grade Overhead Doors; 2 on North side and 1 on the West side**
- **Office Entrance and Parking is Accessed on Downriver Dr.**
- **All Public Utilities**
- **Building is Immaculate & Is ‘Move in Ready’**

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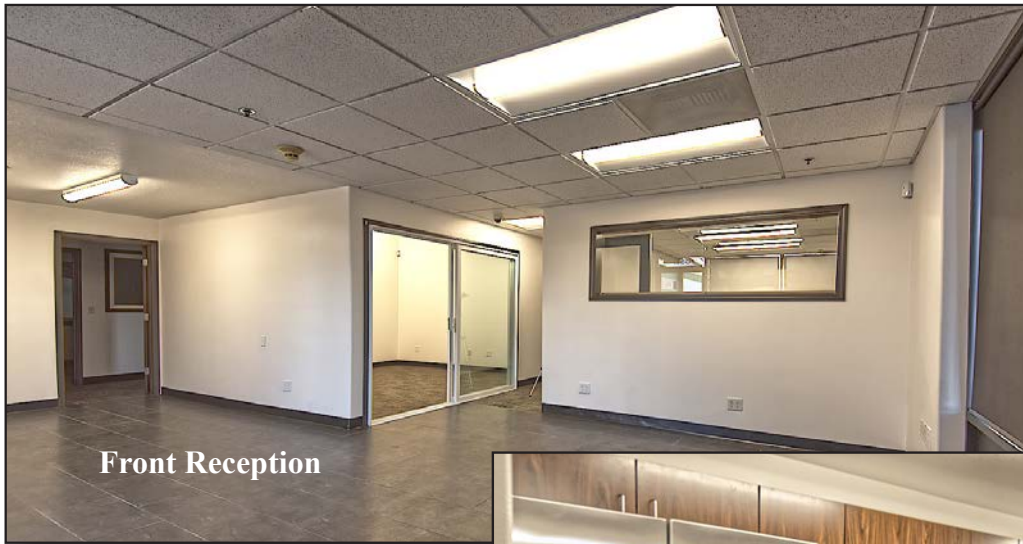
# Bldg Pictures



# Bldg Pictures



# Bldg Interior Pictures

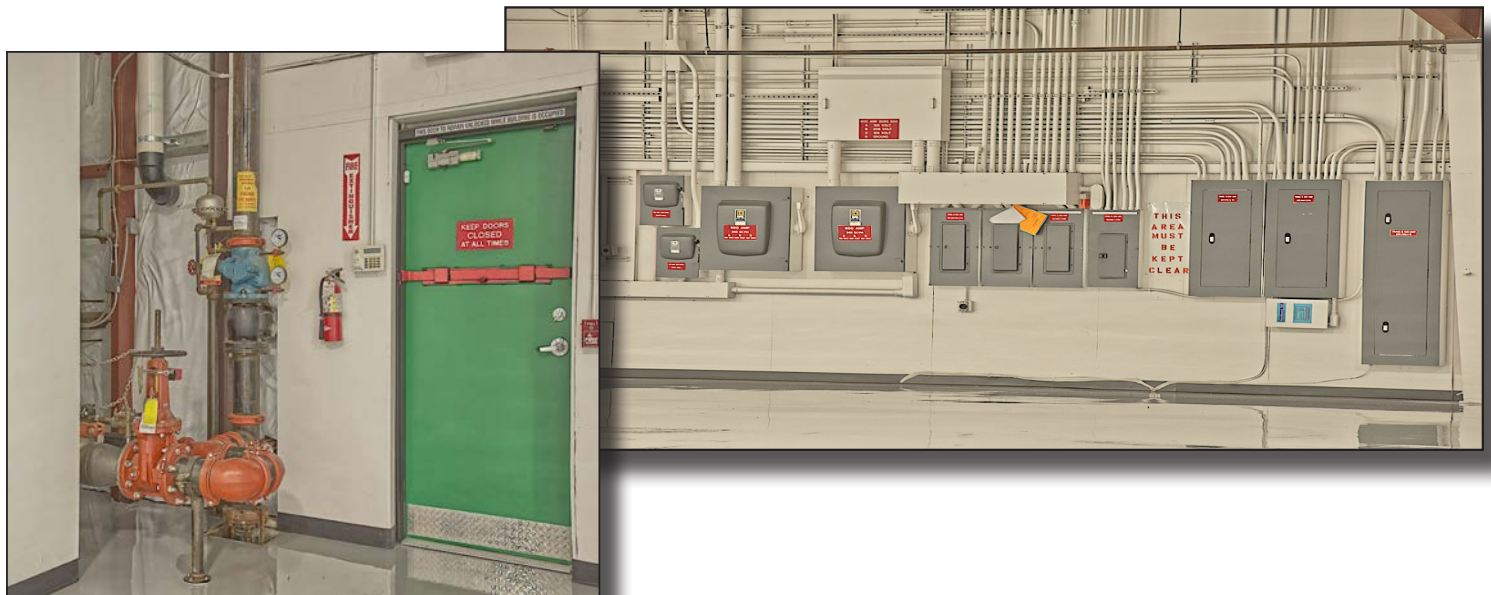


Offices Looking to Warehouse

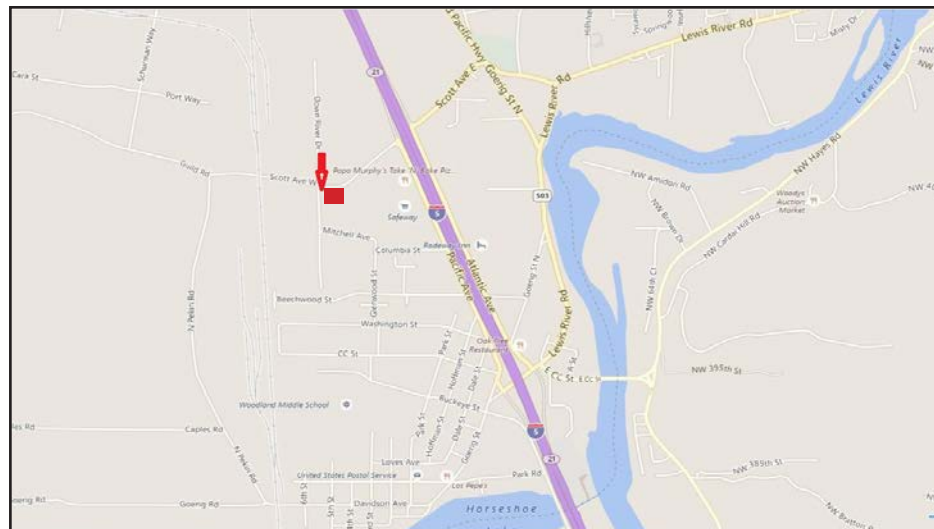
# Bldg Warehouse Area



# Bldg Warehouse Area



# Local Area



# Regional Map

