

# FOR LEASE 34,564 SF

*Warehouse/ Office/ Manufacturing Bldg.*

1560 Downriver Dr. Woodland, WA 98674



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

- Available Dec/Jan 2018
- 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
- Just Off I-5 at Exit 21
- Powder Coat System Avail. to Purchase/ Lease or Owner will Remove
- Bldg is Immaculate & Will be 'Move In Ready'

**Kelly D. Shea**

Industrial Property Specialist

*2016 Top Producer*

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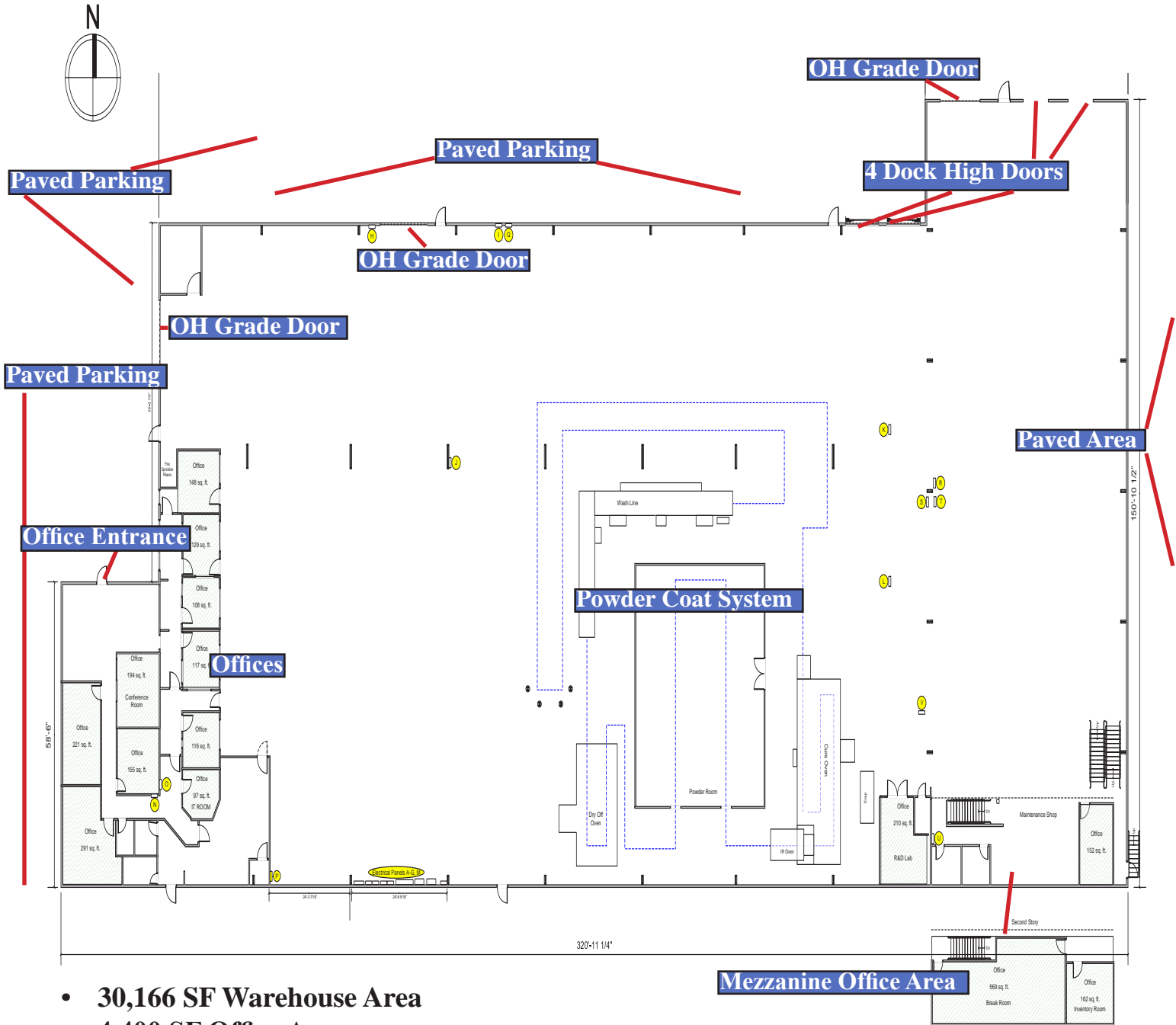
**JENKINS & ASSOCIATES**

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

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# Basic Floor Plan



- **30,166 SF Warehouse Area**
- **4,400 SF Office Area**
- **Heavy Power 3-Phase 480/277V & 3-Phase 208/120V**
- **Powder Coat System is Available to Purchase/ Lease or Can be Removed to Accommodate More Floor Space**
- **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 & Will be 'Move in Ready' Dec/ January 2018**

# Bldg Pictures- Outdoor



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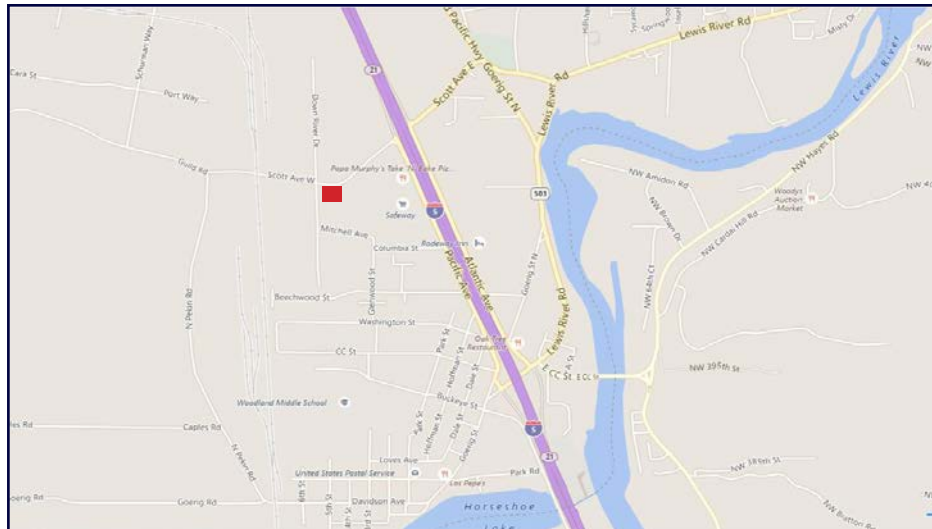
# Bldg Pictures- Office Areas



# Bldg Pictures- Warehouse Areas



# Local Area Aerial



# Regional Map

