

FOR LEASE

\$8,500 mo + NNN

FOR SALE

\$1,650,000



2705 NE 65th Ave Vancouver, WA
9,000 SQ FT Warehouse &
1,000 SQ FT Office
2 Lots – 1 Acre Total

Kelly Shea

Commercial - Industrial
360.921.3710
KELLY@SHEACRE.COM



MAJ COMMERCIAL
REAL ESTATE

300 W 15th Street, Ste 201 Vancouver, WA 98660

2705 NE 65th Ave, Vancouver, WA 98661



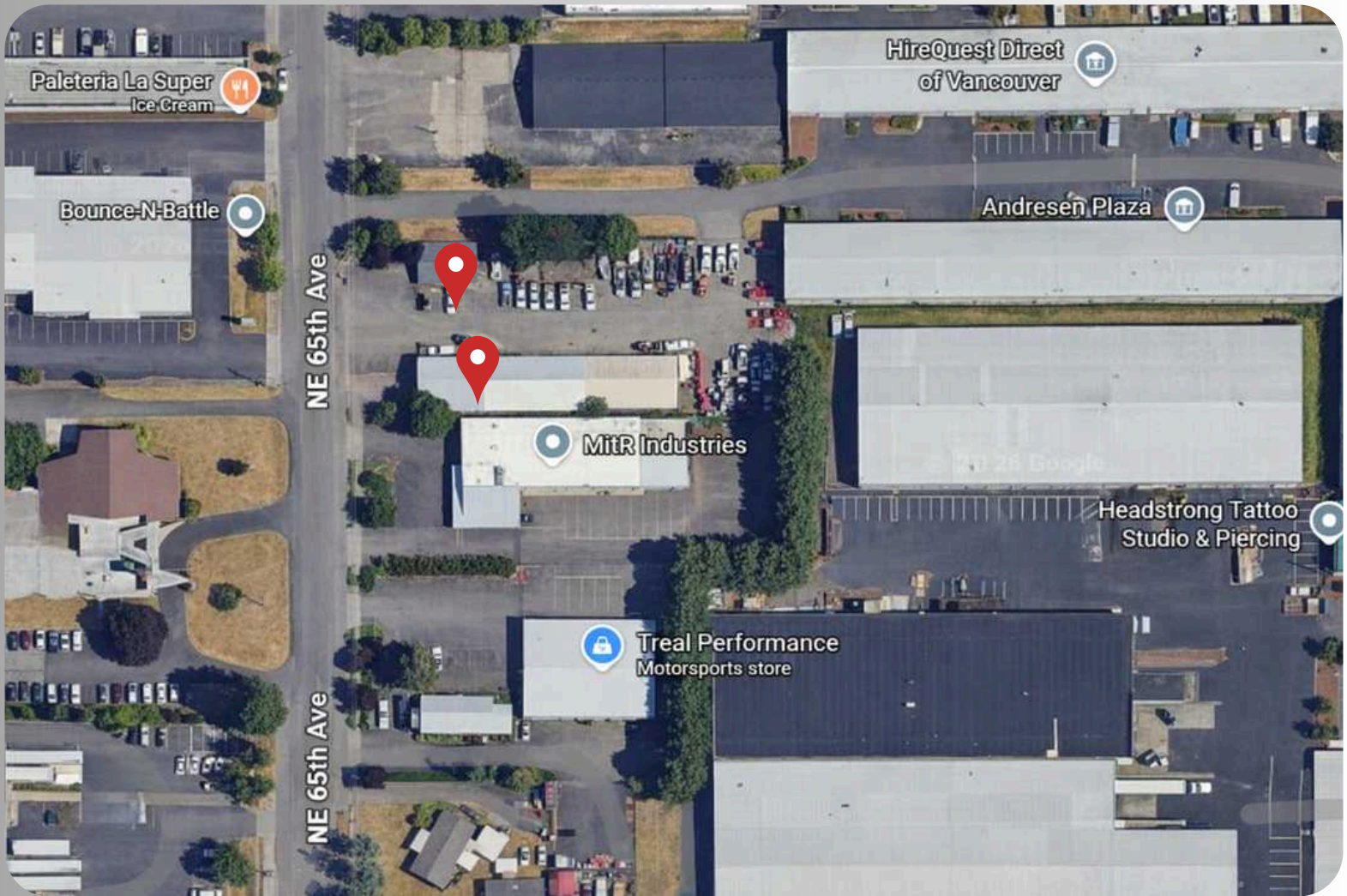
PRIME INDUSTRIAL / FLEX PROPERTY

Position your business in a highly visible and centrally located light industrial corridor just off NE Andresen Road. This property offers convenient access, functional yard space, and close proximity to established retail and service businesses.

PROPERTY HIGHLIGHTS

- **Desirable light industrial location**
- **Convenient access from NE 65th Ave**
- **Easy connectivity to NE Andresen Rd**
- **On-site parking**
- **Flexible warehouse / shop configuration**
- **Ideal for contractor, automotive, distribution, service-based, or specialty industrial users**
- **Surrounded by established businesses and commercial activity**

2705 NE 65th Ave, Vancouver, WA 98661



LOCATION ADVANTAGES

- **Minutes from major arterial routes**
- **Strong daily traffic counts along NE Andresen Rd**
- **Close proximity to retail, restaurants, and services**
- **Centrally located within Vancouver's established commercial corridor**
- **Easy access to I-205 and SR-500**

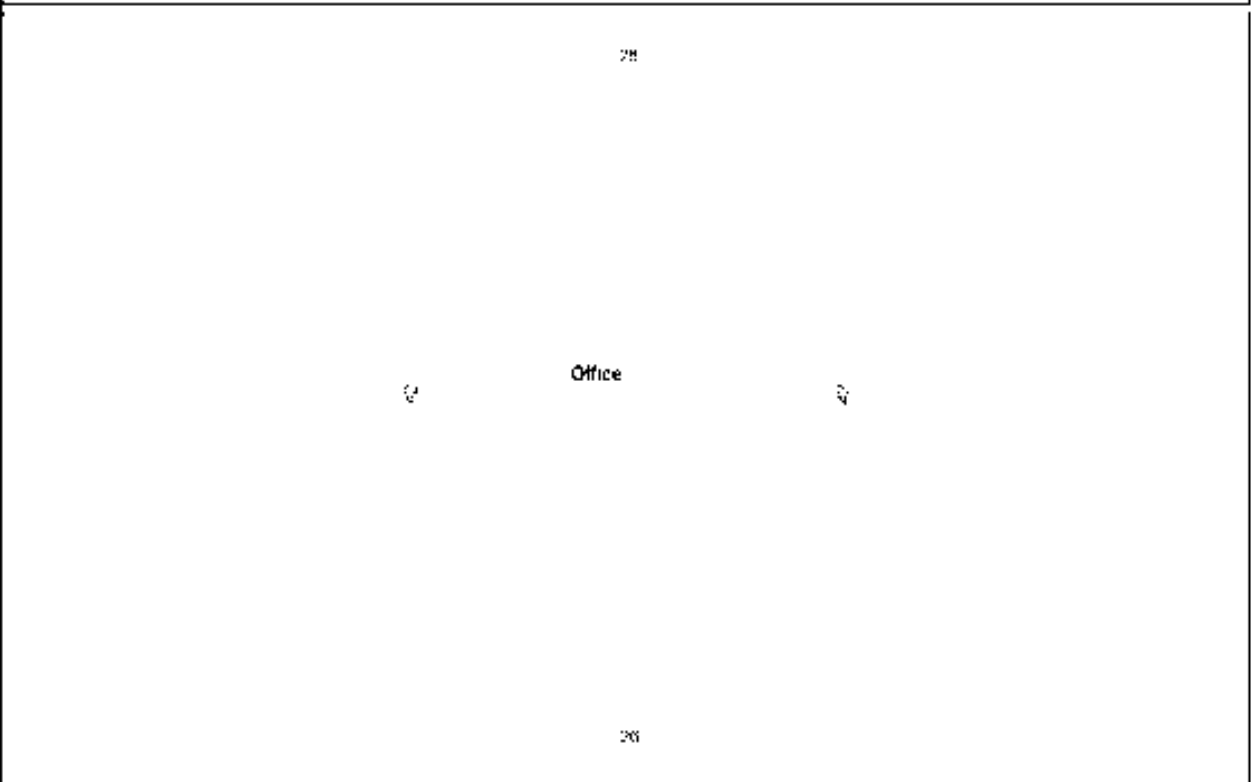
SURROUNDING BUSINESSES

Located near Andresen Plaza and a mix of retail, service, and industrial users, creating steady activity and visibility in the area.

SKETCH ADDENDUM

File No. 2019-00000

Parcel Number	1-11-004-0001	Plat No.		Tract No.		Lot No.	
Property Address		County		State		Zip Code	
City		Date	11 / 17 / 19	Survey			
Drawn By	JEP	Remarks					

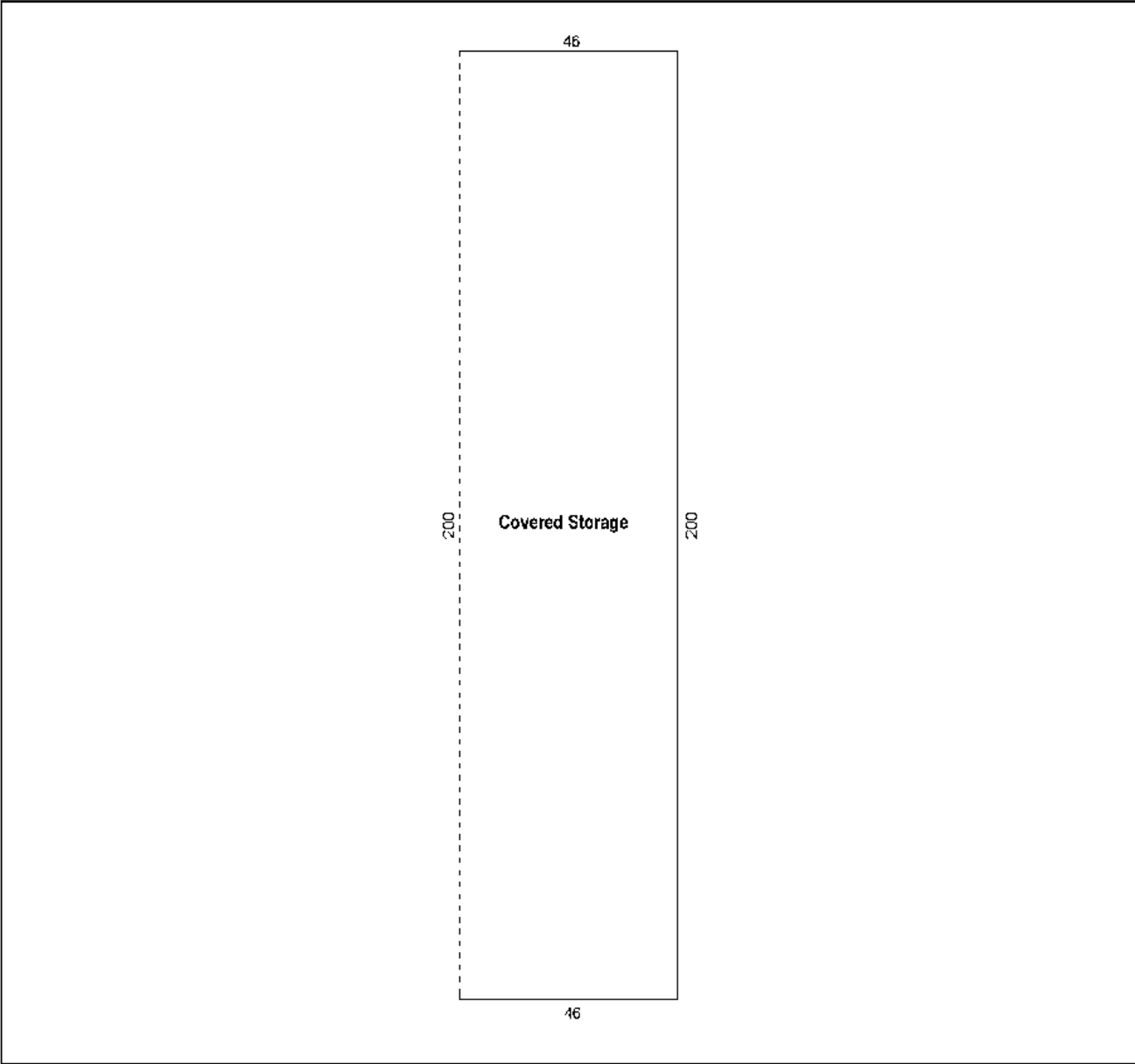


Office			
26	x	41	= 1066 SF
<hr/>			
Total OTHER		1066	SF

SKETCH ADDENDUM

File No.: 161881000

Parcel Number	161881-000	Builder	
Property Address		Tract No	Lot No
City		State	Zip Code
Drawn By	JRC	Date	11/9/06
Model		Source	
		Remarks	



Covered Storage	
46 x200 = 9200 SF	
Total OTHER	9200 SF