

The VIC

INDUSTRIAL SPACE FOR LEASE

Designed with Creators, Makers and Innovators in Mind



18110 SE 34th Street, Vancouver WA 98693



31,781 SF/ 12,065 SF/ 2,358 SF Manufacturing & Flex Spaces

- Full HVAC, heavy electrical, floor drains, and air lines
- Dock high door & grade loading for industrial tenants
- Unparalleled convenience & connectivity - The VIC is easily accessible from Hwy 14 which connects to I-205 & I-5 facilitating easy travel throughout both Washington & Oregon
- The Commons - campus amenity center for tenants

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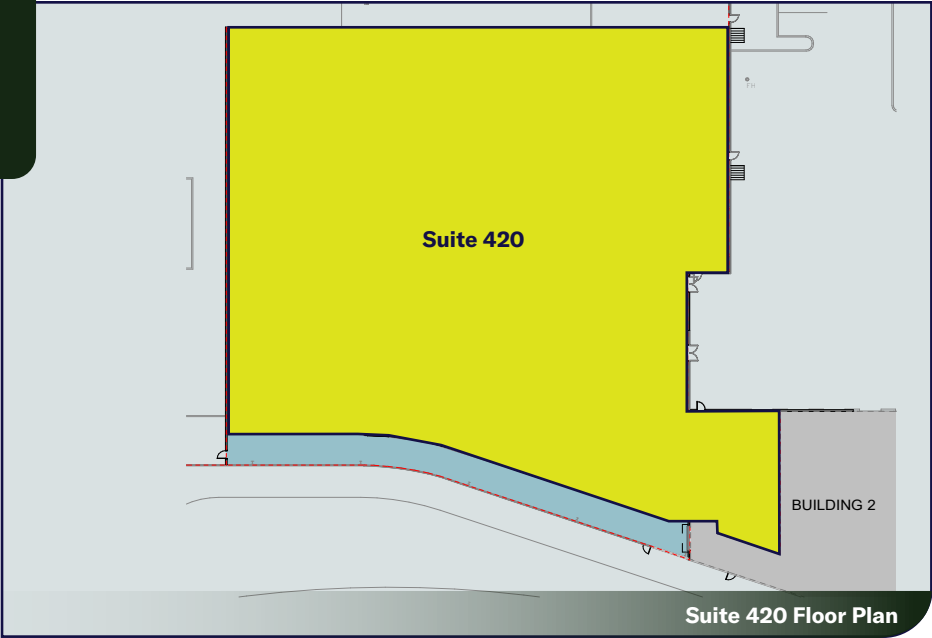
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PROPOSED CAMPUS MASTERPLAN

The
VIC



PROPERTY LAYOUT

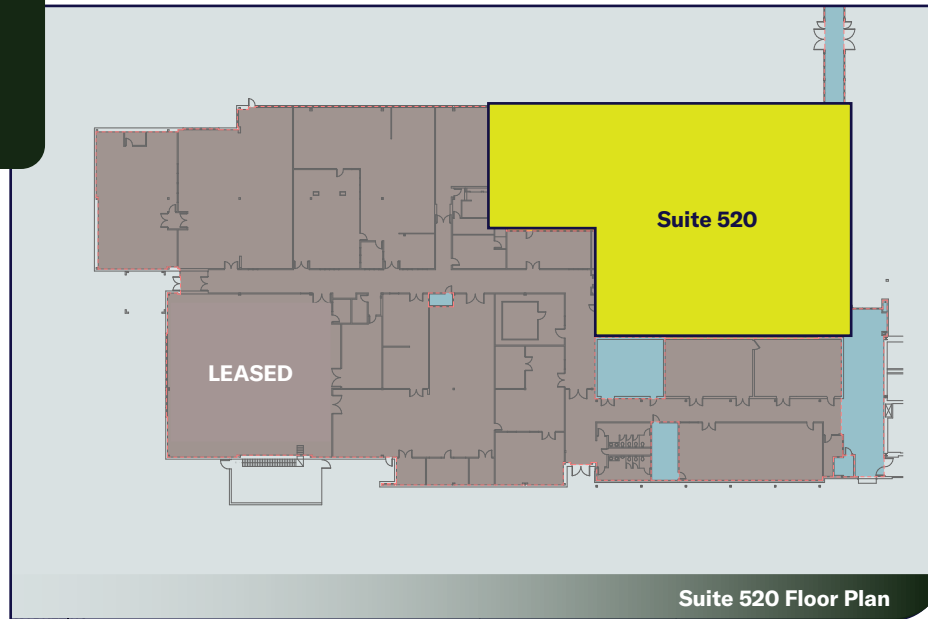


SUITE 420 DETAILS	
Suite Total SF	31,781 SF
Office SF	To Suit Tenant
Dock Loading	3 Dock High
Clear Height	20' - 36'
Sprinklers	Wet
Power	800 Amps 480 Volts (more available)
Zoning	Light Industrial (IL)
Temp. Control	Full HVAC



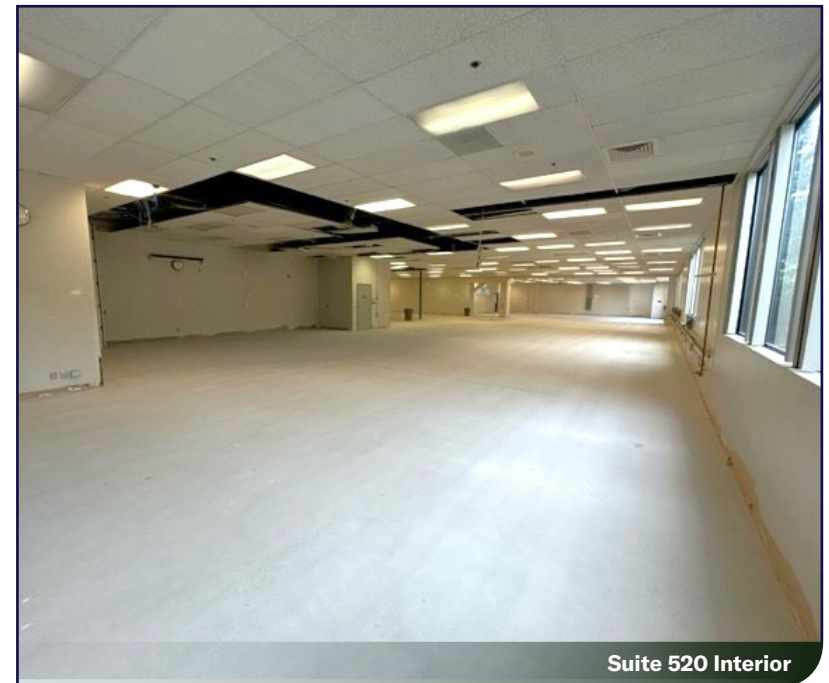
PROPERTY LAYOUT

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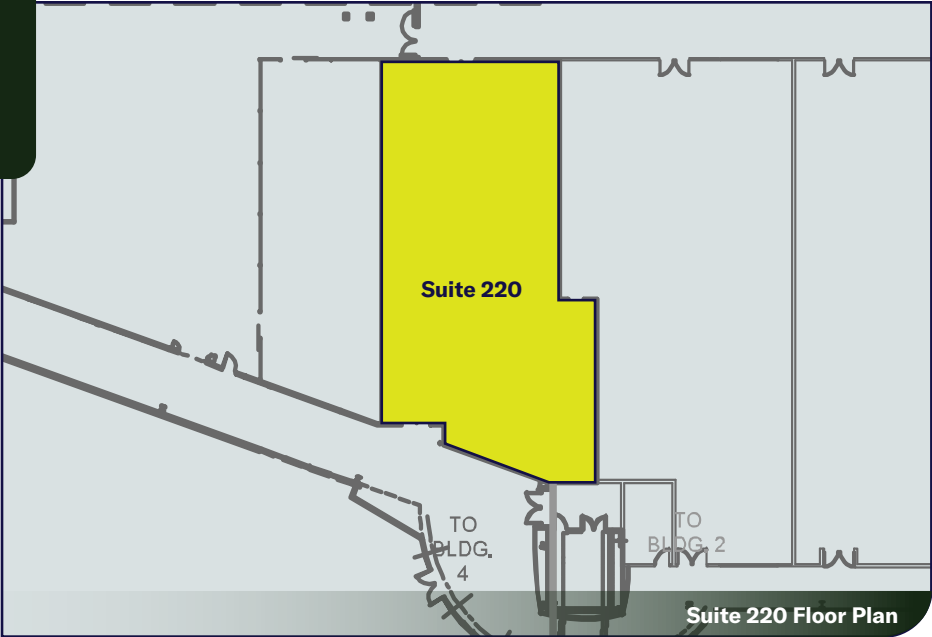


SUITE 520 DETAILS

Suite Total SF	12,065 SF
Office SF	To Suit Tenant
Dock Loading	2 Dock High
Grade Loading	1 Shared Grade
Clear Height	10' - 12'
Sprinklers	Wet
Floor Drains	Multiple
Ceiling	Acoustic (removeable)
Power	800 Amps 480 Volts (more available)
Temp. Control	Full HVAC
Acoustic Room / EMI Chamber	500 SF
Zoning	Light Industrial (IL)
<ul style="list-style-type: none"> - Possible Private Entrance - Well Distributed Power - Compressed Air Piping - Signage Possibilities for Tenants 	



PROPERTY LAYOUT



SUITE 220 DETAILS	
Suite Total SF	2,358 SF
Office SF	658 SF
Dock Loading	2 Shared Dock Doors
Grade Doors	1 Shared Grade Door
Clear Height	10' - 12'
Sprinklers	Wet
Power	208 Volts
Zoning	Light Industrial (IL)
Temp. Control	Full HVAC



PROPERTY LOCATION

The
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The VIC's prime location offers unparalleled convenience and connectivity for both residents and businesses alike. Situated with easy access to Highway 14, connecting seamlessly to I-205 and I-5, the property enjoys optimal transportation links to major cities and key destinations. Additionally, its close proximity, a mere 8 miles, to the PDX international airport facilitates seamless air travel.





THE VIC

18110 SE 34th Street Vancouver, WA

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<https://thevicwa.com/>