

5500 NE 162nd Ave
Vancouver, WA 98682

LISTED BY:



Kurv Vancouver

For Sale or Lease



Now

Available

651,136 SF

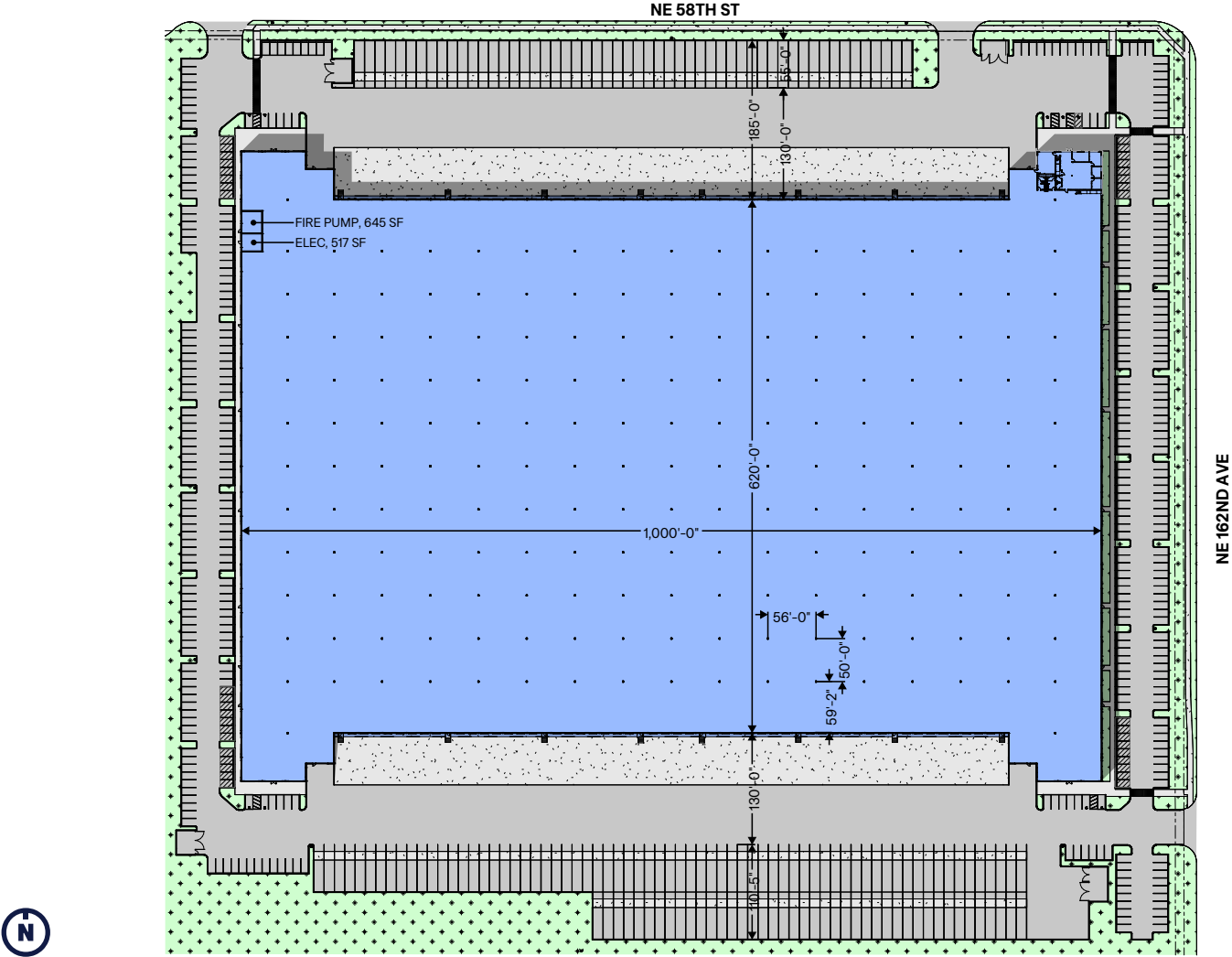
Available Space

77 AC

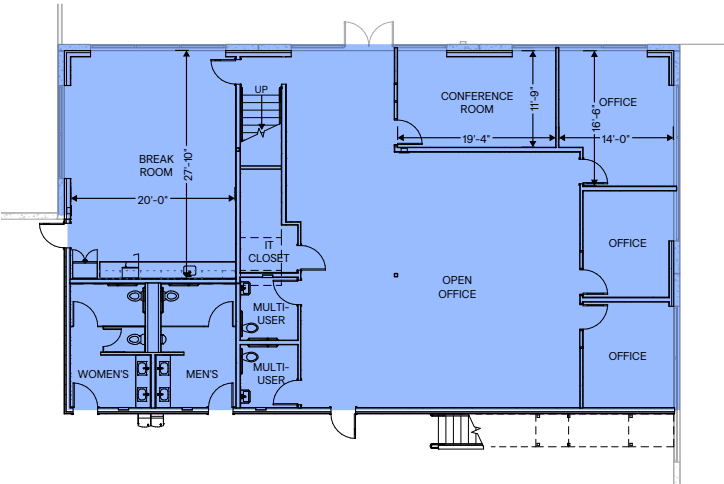
Site Area

KURVINDUSTRIAL.COM

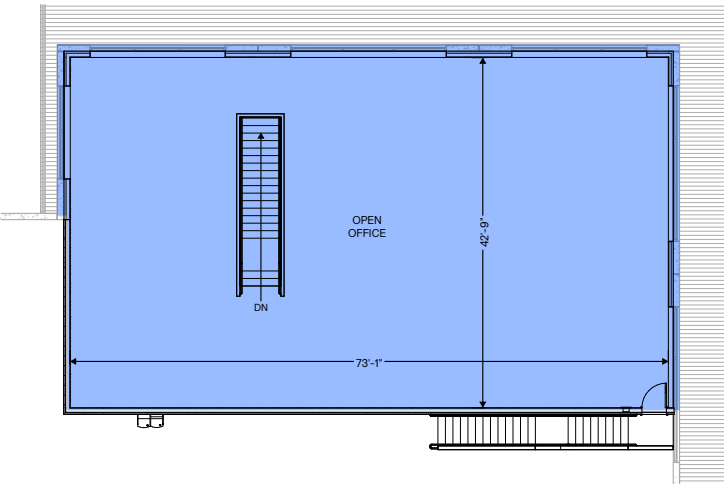
BUILDING OVERVIEW



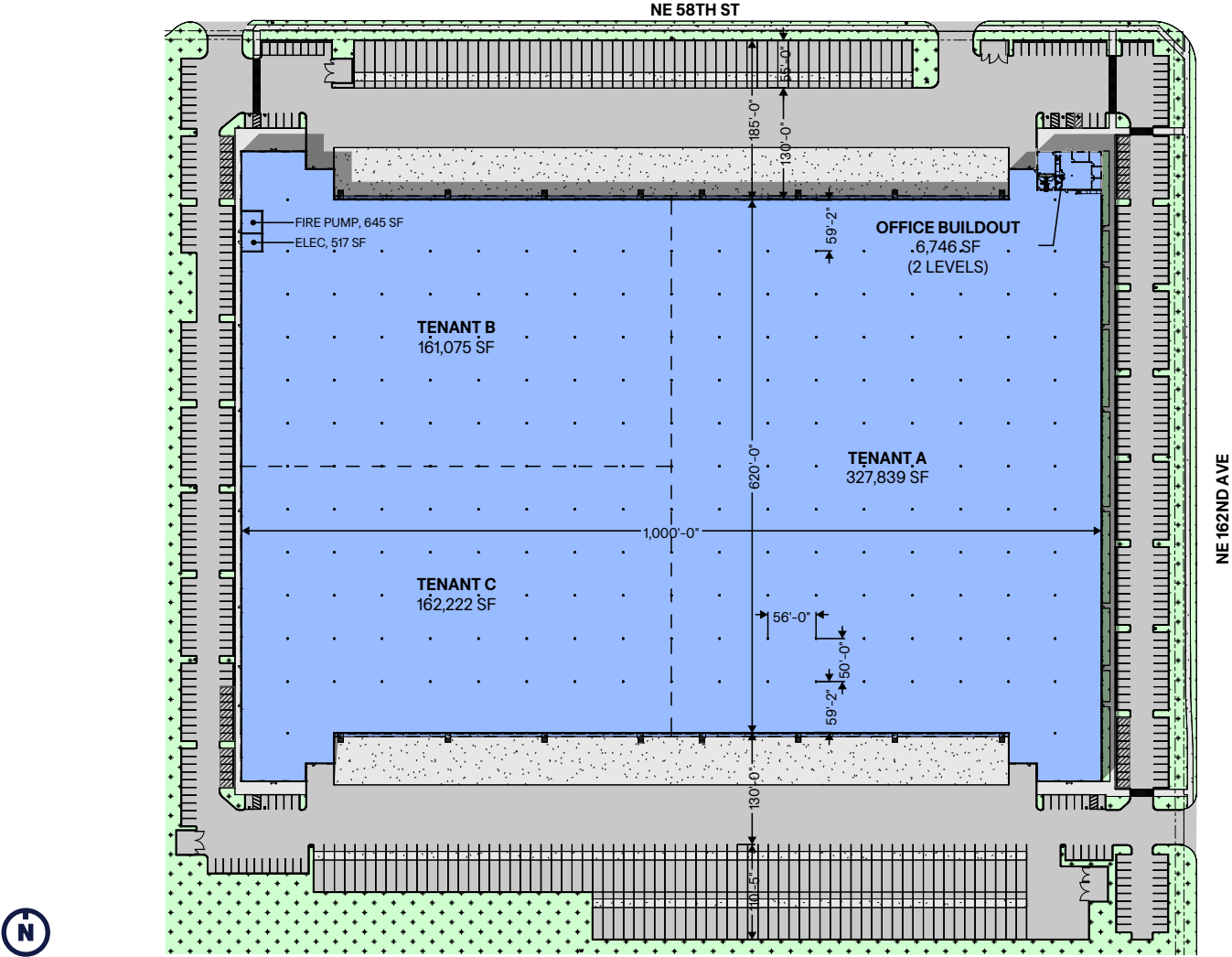
OFFICE BUILDOUT - LEVEL 1 (3,373 SF)



OFFICE BUILDOUT - MEZZANINE (3,373 SF)



BUILDING OVERVIEW - DIVISIBLE



Building Specs

ADDRESS

5500 NE 162nd Ave
Vancouver, WA 98682

EXTERIOR DOCKS

96

BUILDINGS

1

DRIVE-IN DOORS

4

TOTAL SF

651,136

CLEAR HEIGHT

40'

OFFICE AREA - 2 LEVELS

6,746 SF

AUTO PARKING STALLS

412

SITE AREA

77 AC

TRAILER STALLS

161

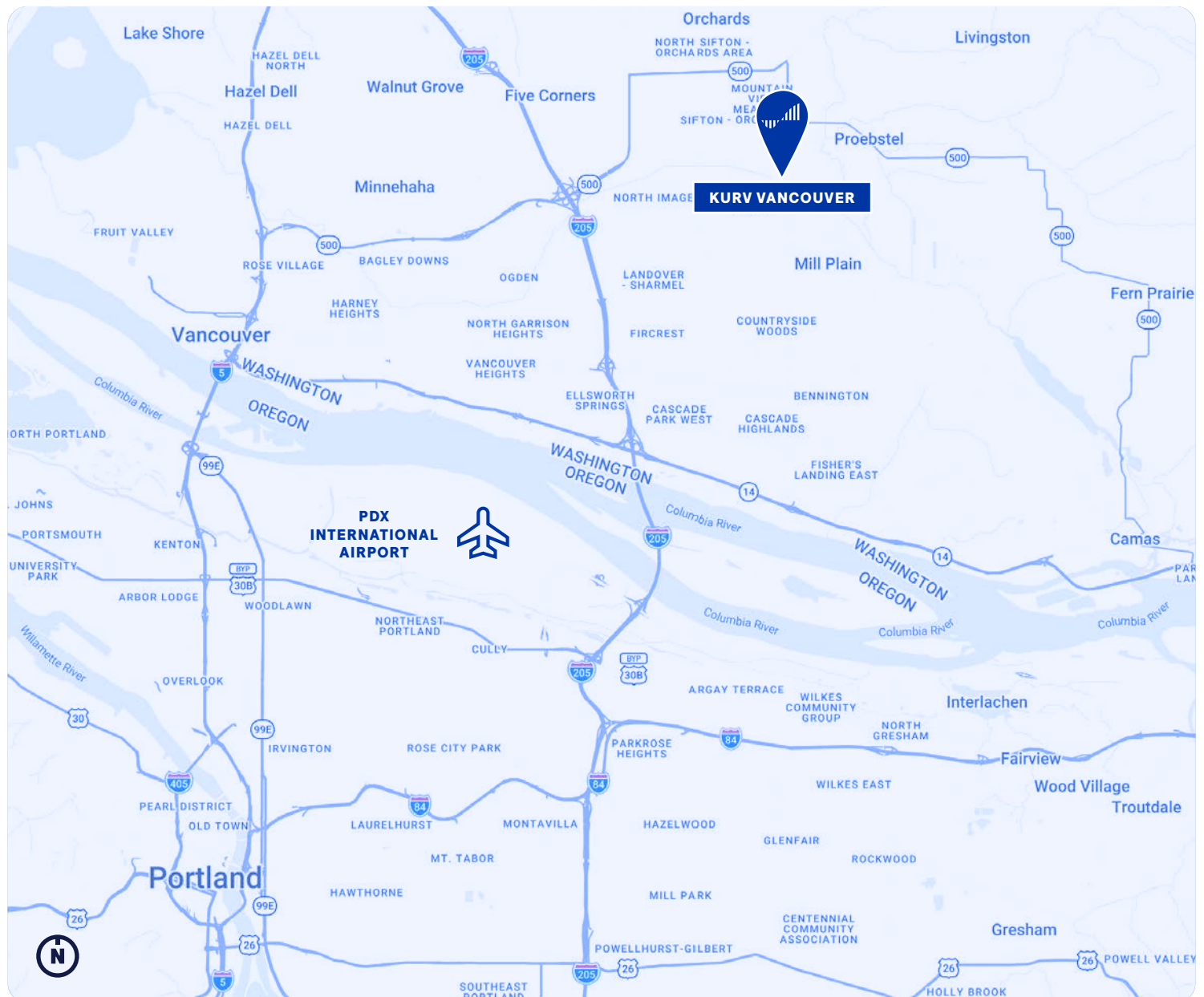
COLUMN SPACING

50'x 56'

Strategic Logistics Location

State-of-the-art construction and move-in ready.

- Conveniently located just 12 miles from Downtown Portland
- Offers excellent exposure with direct access to Interstate 5 and Interstate 205
- Boasts modern industrial functionality in a unique close-in location
- Positioned as the most exciting development in the Portland metropolitan area

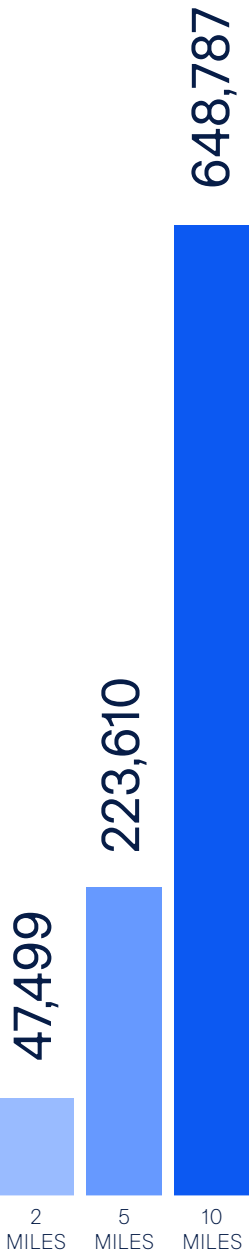


Blue chip corporate neighbors

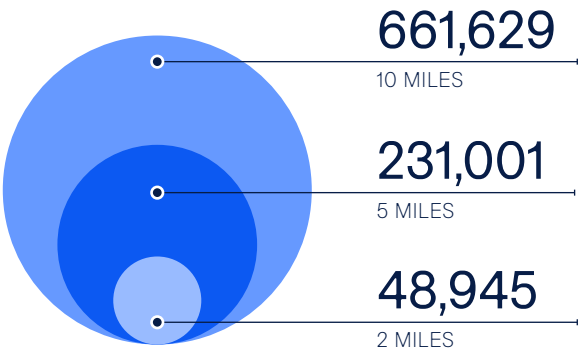


Labor Statistics

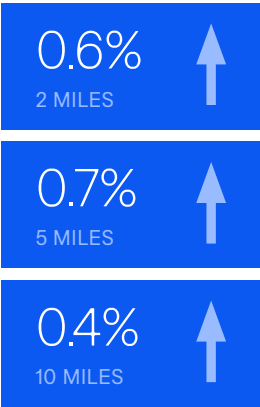
Estimated
Population 2025



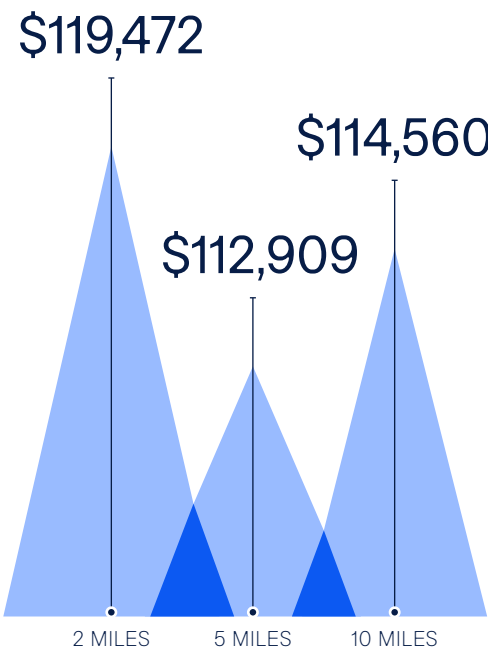
Population
Forecast 2030



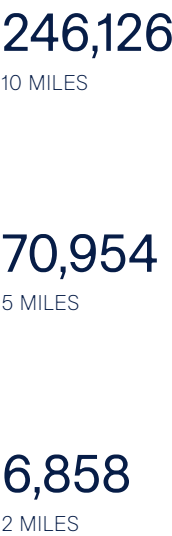
Population
Growth 2025-2030



Average Household
Income 2025



Estimated
Employees 2025



Source: CoStar

Chicago • Dallas • Los Angeles • Miami • New Jersey • Seattle



76M+ SF

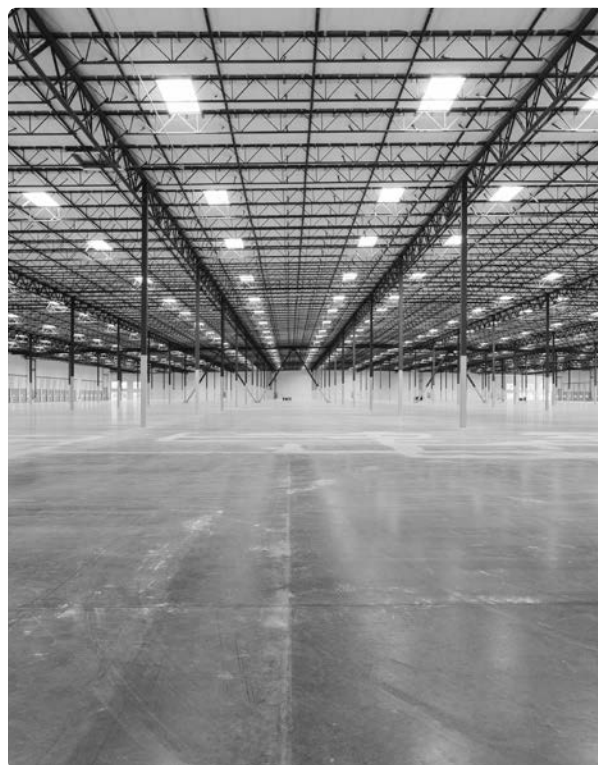
Acquired & Developed
since 2000

Kurv Industrial is a vertically integrated industrial real estate investment and operating platform. The firm acquires, develops, and operates institutional-quality assets in the high-barrier, supply-constrained markets of Chicago, Dallas, Los Angeles, Miami, New Jersey, and Seattle.

Grounded in a tradition of excellence and driven by a forward-looking vision, Kurv leverages local market insight, operational rigor, and disciplined execution to create value for investors, partners, and communities. Since its inception in 2000, Kurv has successfully acquired and developed over 76 million square feet of industrial facilities.

Our Commitment to Sustainability

As stewards of sustainability, resilience, and regeneration, our vision is to deliver exceptional value for our investors, employees, tenants, and communities through superior ESG performance.



TERMS

Available on a new lease direct from the landlord.



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