



FOR LEASE / SALE



VANCOUVER LOGISTICS PHASE II

Industrial Space Available

± 47,144 SF

9213 NE 72nd Avenue, Vancouver, WA 98662

Introducing an exceptional opportunity in Vancouver, WA. These Class-A industrial properties are available for lease or sale. Situated in close proximity to I-205, this location provides unparalleled access to the entire Portland and SW Washington metro area. This project presents space at 47,144 SF, making it a compelling choice for businesses seeking modern and strategic commercial and logistics real estate solutions.

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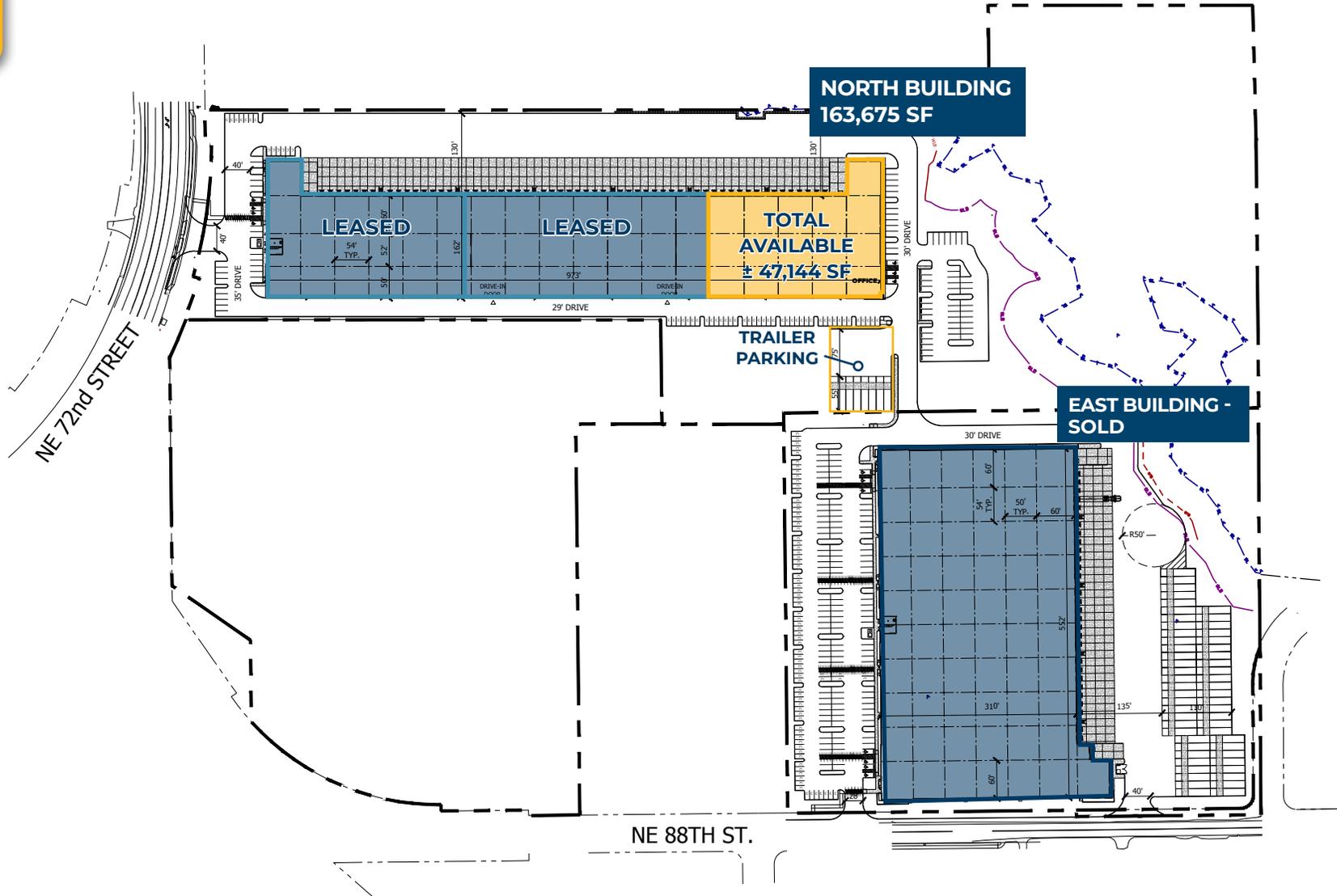
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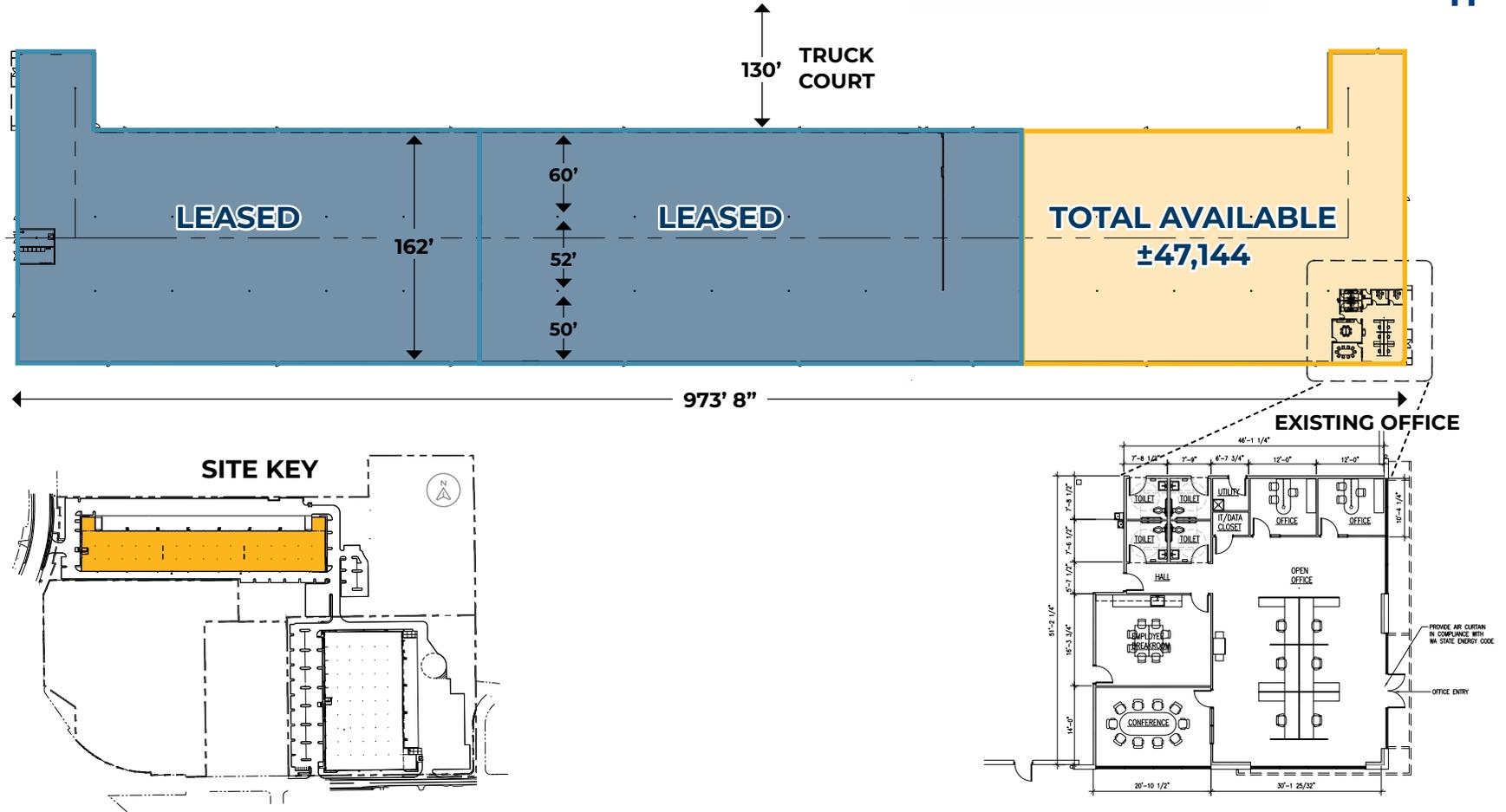


DEVELOPMENT PLAN





NORTH BUILDING



PROPERTY DETAILS - NORTH BUILDING

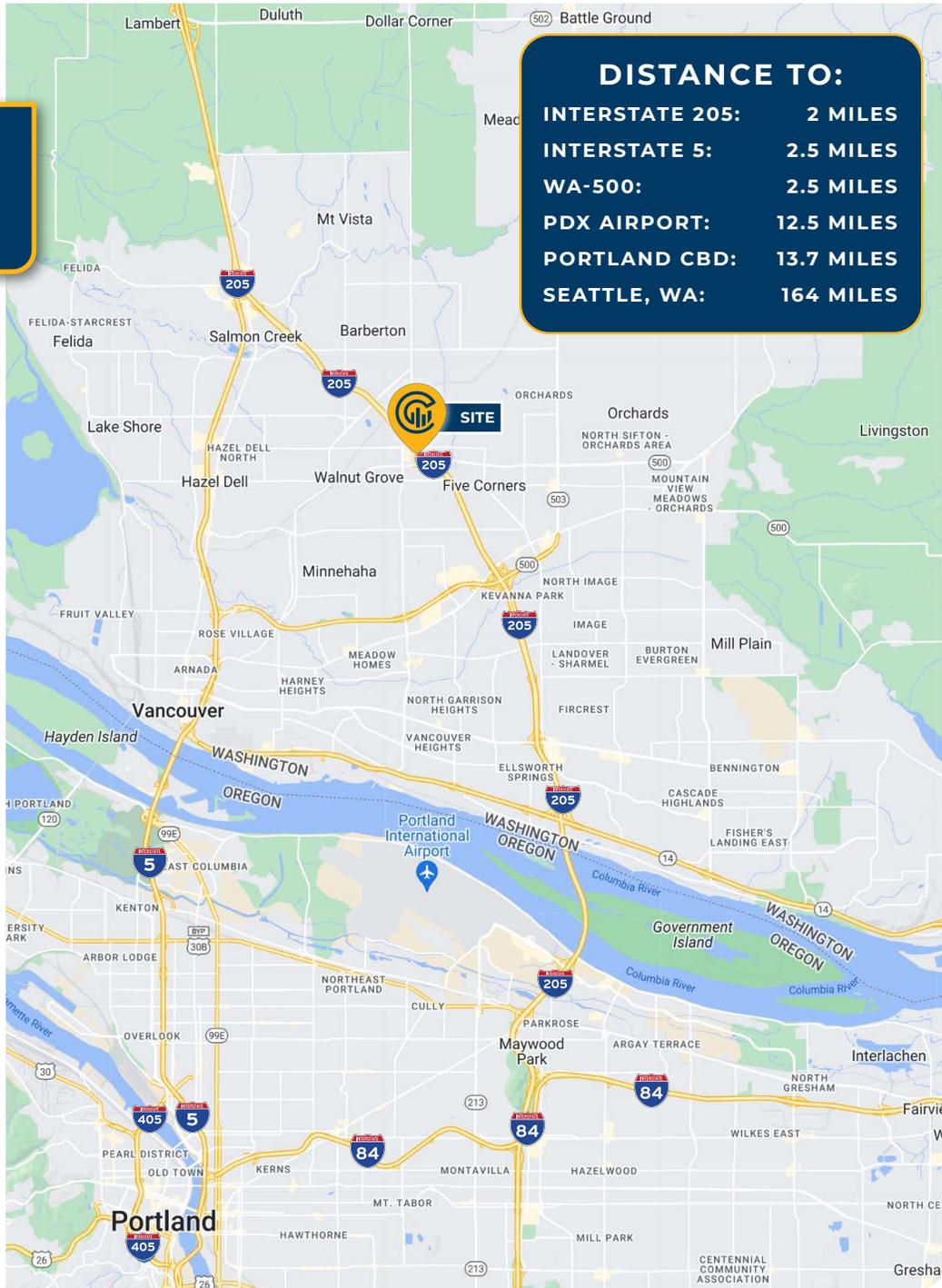
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Building Size	163,675 SF
Lot Area	11.48 Acres
Office SF	2,502 SF
Construction	Concrete Tilt-up
Clear Height	32'
Dock Loading	12 Docks

Grade Loading	1
Storage	Outside Storage
Zoning	Light Industrial (LI)
Slab Thickness	6"
Power	3-Phase
Yard Area	12,000 SF



INCENTIVES



TAX COMPARISON			
OREGON		WASHINGTON	
Corporate Income (Excise) Tax	Yes	Corporate Income (Excise) Tax	No
Washington Business & Occupation (B&O) Tax	No	Washington Business & Occupation (B&O) Tax	Yes
Oregon Corporate Activity Tax	Yes	Oregon Corporate Activity Tax	No
State Personal Income Tax	Yes	State Personal Income Tax	No
County Business Income Tax	Multnomah	County Business Income Tax	No
Sales Tax (State & Local Combined)	No	Sales Tax (State & Local Combined)	Yes
Real Estate Transfer Tax	Washington County	Real Estate Transfer Tax	Yes

DEMOGRAPHICS			
<ul style="list-style-type: none"> Labor pool of nearly 2 million workers within a 30-mile radius Vancouver, Washington is a growing, dynamic community, and one of the most cost-competitive business climates on the West Coast 			
Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	7,054	106,137	274,698
2025 Est. Median Age	38.4	36.9	37.5
Households & Income			
2025 Est. Average HH Income	\$136,423	\$124,859	\$120,623
2025 Est. Average HH Size	2.7	2.6	2.6
Owner Occupied	78.5%	62.2%	59.6%
Businesses			
2025 Est. Total Employees	2,514	27,873	70,593
Bachelor's Degree +	25.4%	28.3%	30.3%

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2025. Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2025, TIGER Geography - RS1

Area Advantages

- Excellent Amenities Including Retail, Food and Lodging
- Low Cost of Living
- Robust Labor Force
- Within 3 miles of I-5 and I-205
- Fastest Growing County in Metro Area



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