



FOR LEASE / SALE



NOW AVAILABLE FOR OCCUPANCY

HIDDEN GLEN INDUSTRIAL CENTER

For Lease / Sale Industrial Space
66,539 SF - 283,622 SF Development

6920 and 7000 NE St. Johns Road, Vancouver, WA

Hidden Glen, one of Panattoni's newest industrial distribution developments that delivered in June 2024. This state-of-the-art building features 36' clear height, a ESFR sprinkler system, on-site trailer parking and potential secured storage yard. In addition to its incomparable location between both I-5 and I-205 interstate freeways, the Vancouver, WA submarket provides a labor pool of nearly 2 million workers within a 30-mile radius. The City of Vancouver, WA is a growing, dynamic community, and one of the most cost-competitive business climates on the west coast. Hidden Glen offers tax incentives in the state of Washington that covers eligible construction costs for qualified warehouses, and distribution centers.

MIKE HALE, SIOR

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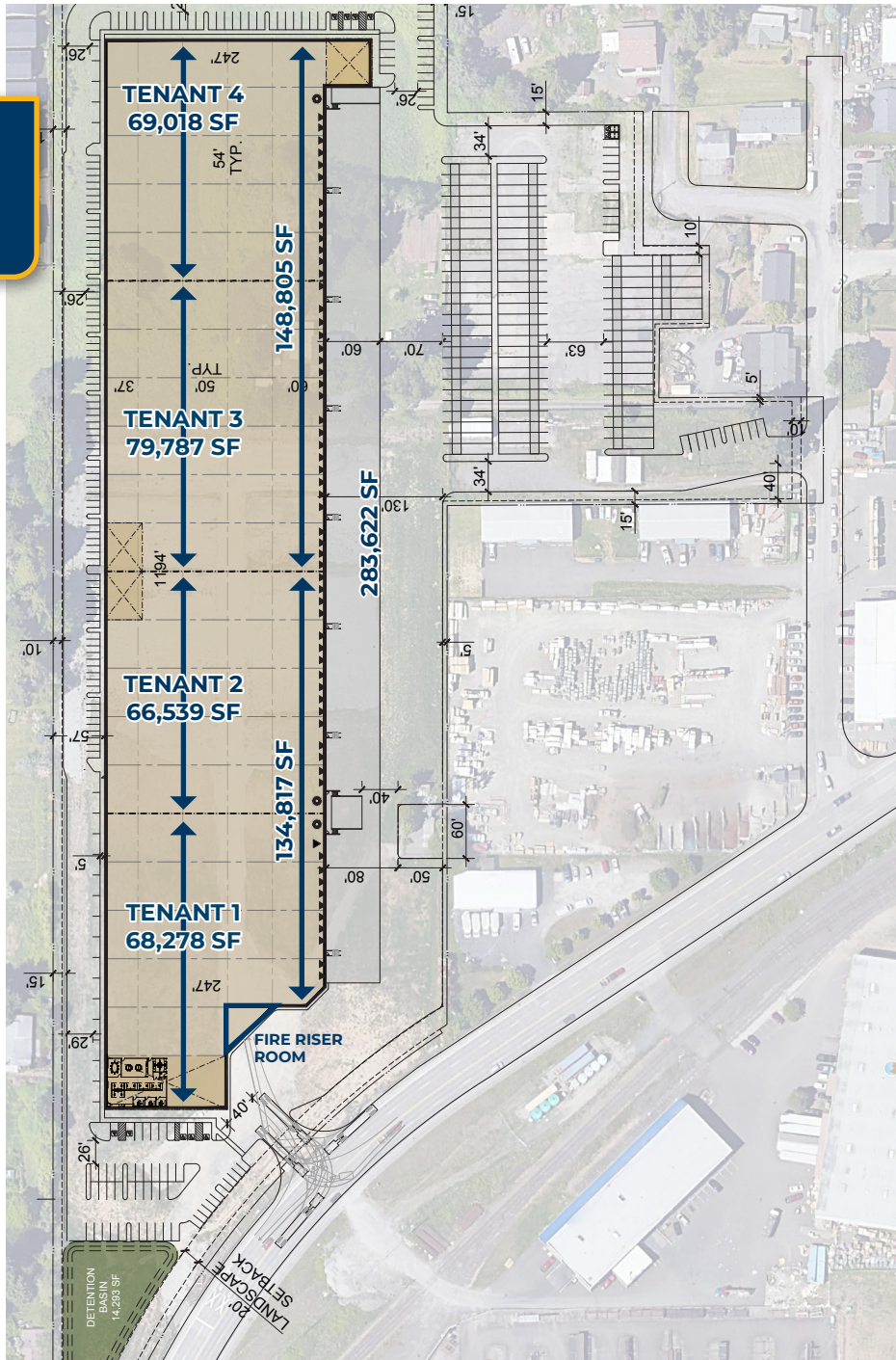
Senior Associate Broker | Licensed in OR & WA

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DEVELOPMENT PLAN



PROPERTY DETAILS

Building Size	283,622 SF
Lot Area	17.18 Acres
Office SF	3,510 SF
Construction	Concrete Tilt-Up
Dock Loading	61 Docks
Grade Loading	3
Auto Parking	227 Parking Spaces
Trailer Parking	78 Spaces
Zoning	Light Industrial (LI)
Clear Height	36'
Power	3,000 AMPs
Slab Thickness	7"

LOCATION INCENTIVES

Employment Training B & O Tax Credit
Main Street Tax Credit
Renewable Energy Tax Exemption
Natural Gas Equipment Incentive
Sales & Use Tax Exemption for Machinery & Equipment
Commercial & Industrial Lighting Incentive Program
Tax exemptions available for Manufacturing, Food Processing and Distribution
Commute Trip Reduction Program
On the Job Training (OJT) Program
Incumbent Worker Training Program
Clark Public Utilities Custom Projects Incentive
Washington State does not have a Personal or Corporate Income Tax
Worker's Compensation averages \$0.6396 / hour
Unemployment Insurance Tax averages 0.99% on the first \$52,700 in wages
State Business and Occupation (B & O) Tax ranges from 0.13% - 1.5%



PHOTOS





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

- 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

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	15,509	113,439	263,069
MEDIAN AGE	36.5	35.2	36.6
TOTAL EMPLOYMENT	7,708	58,072	135,493
BACHELOR'S DEGREE +	20.9%	21.7%	25%
AVERAGE HH INCOME	\$80,807	\$80,150	\$86,939
AVERAGE HH SIZE	2.63	2.65	2.57
OWNER OCCUPIED	97.56%	96.53%	96.62%

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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