



FOR LEASE / SALE



## VANCOUVER LOGISTICS PHASE II

### Industrial Space Available

40,000 SF - 105,000 SF

9213 NE 72nd Avenue, Vancouver, WA 98662

Introducing an exceptional opportunity in Vancouver, WA. This Class-A industrial property is 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 spaces divisible to  $\pm$  40,000 SF, making it a compelling choice for businesses seeking modern and strategic commercial and logistics real estate solutions.

### MIKE HALE, SIOR

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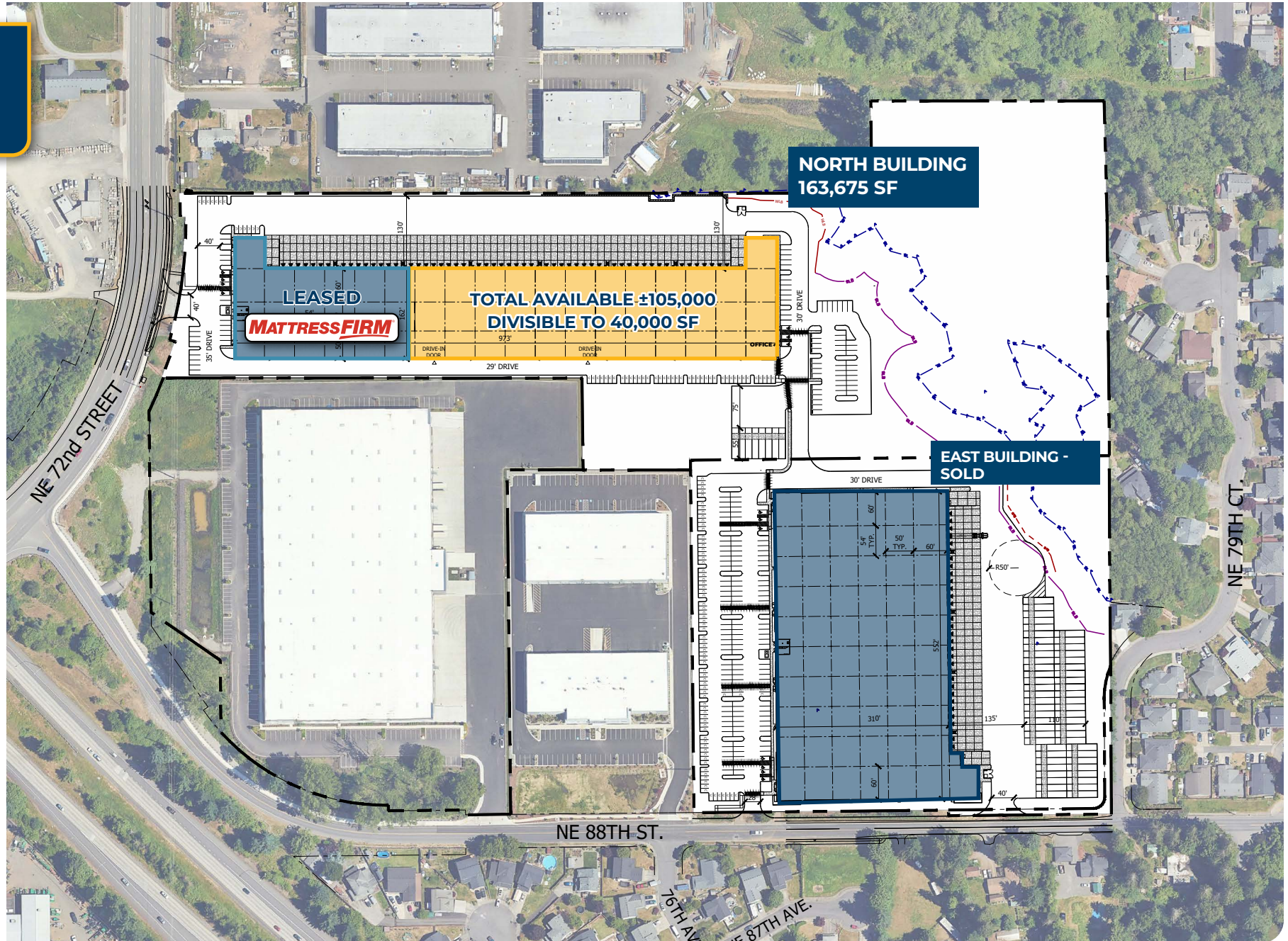
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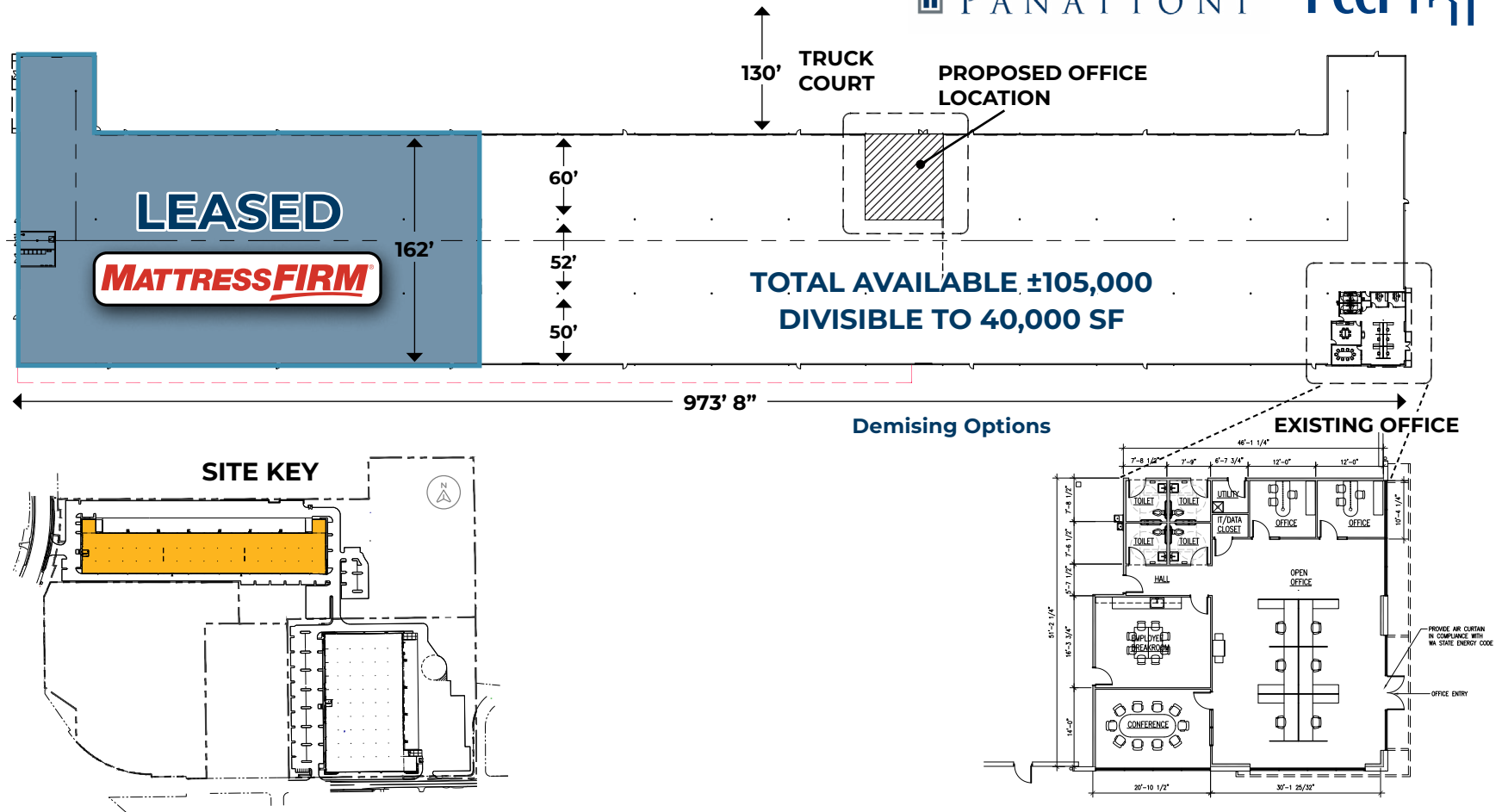
# DEVELOPMENT PLAN





# NORTH BUILDING

PANATTONI®



## PROPERTY DETAILS - NORTH BUILDING

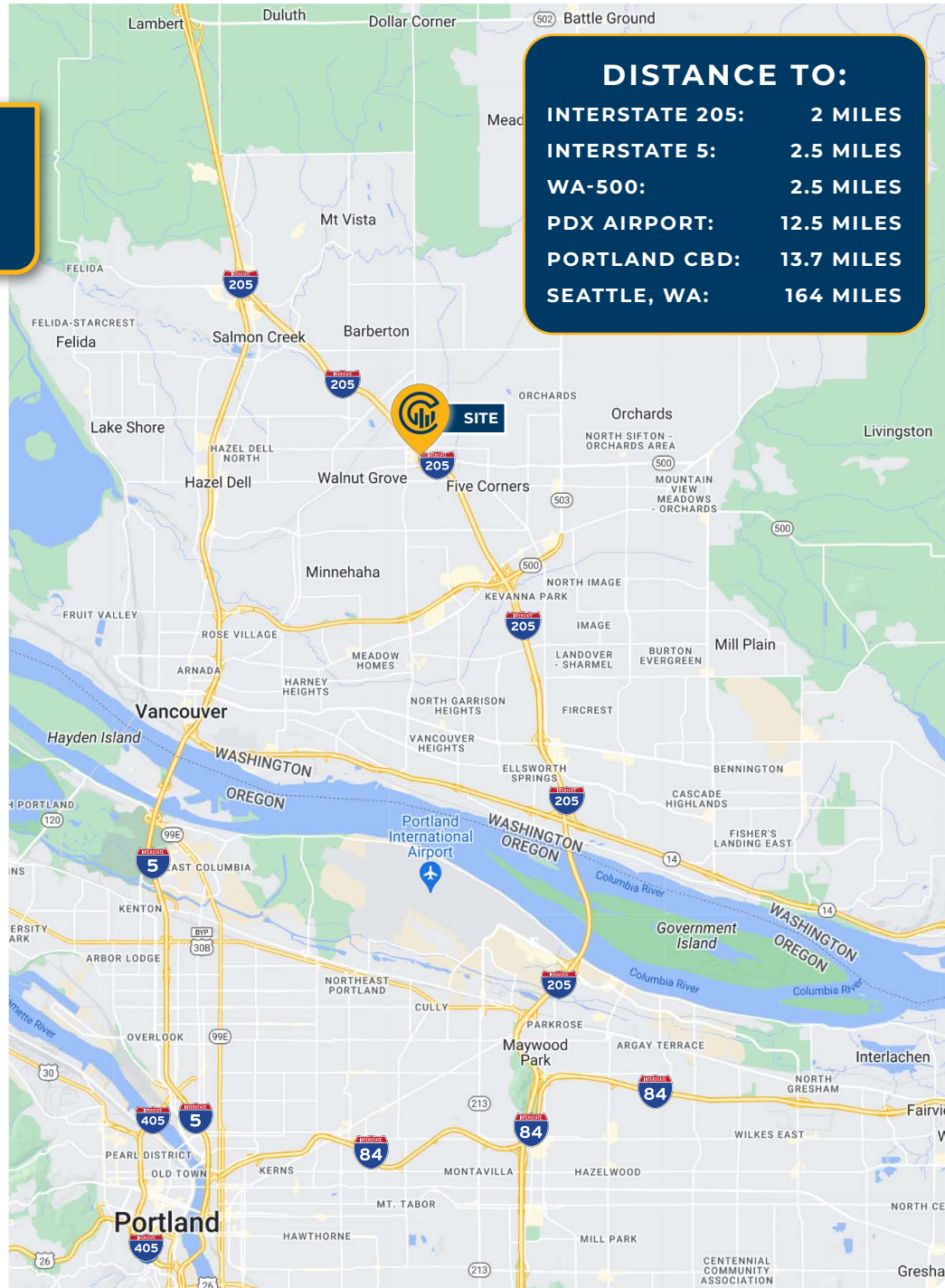
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<b>Building Size</b>	163,675 SF (Divisible)	<b>Grade Loading</b>	4
<b>Divisibility</b>	40k - 105k SF	<b>Auto Parking</b>	148 Parking Spaces
<b>Lot Area</b>	11.48 Acres	<b>Trailer Parking</b>	8 Spaces
<b>Office SF</b>	2,502 SF	<b>Storage</b>	Outside Storage
<b>Construction</b>	Concrete Tilt-up	<b>Zoning</b>	Light Industrial (LI)
<b>Clear Height</b>	32'	<b>Slab Thickness</b>	6"
<b>Dock Loading</b>	54 Docks	<b>Power</b>	2,000 Amps





# 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

Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	7,410	98,626	266,389
Median Age	37.1	37.0	37.4
Households & Income			
2024 Est. Average HH Income	\$107,817	\$86,249	\$88,070
2024 Est. Average HH Size	2.9	2.6	2.6
Businesses			
2024 Est. Total Employees	2,484	32,239	85,718
Bachelor's Degree +	17.7%	19.0%	19.6%
Owner Occupied	97.56%	96.53%	96.62%

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com  
©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, 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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