



FOR LEASE / SALE



VANCOUVER LOGISTICS PHASE II

Industrial Space: 40,000 SF - 175,044 SF

9213 NE 72nd Avenue and 7704 NE 88th Street, 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 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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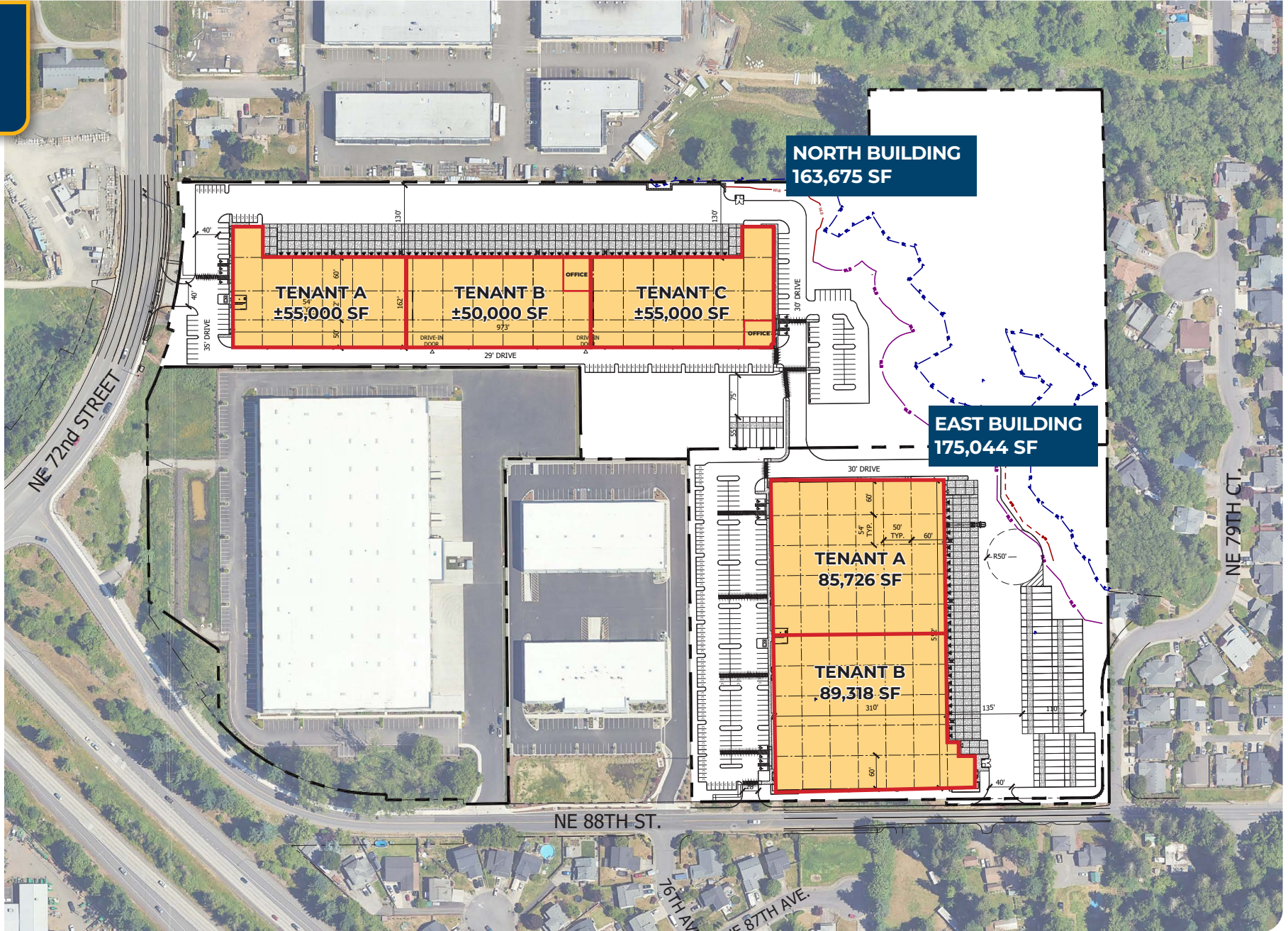
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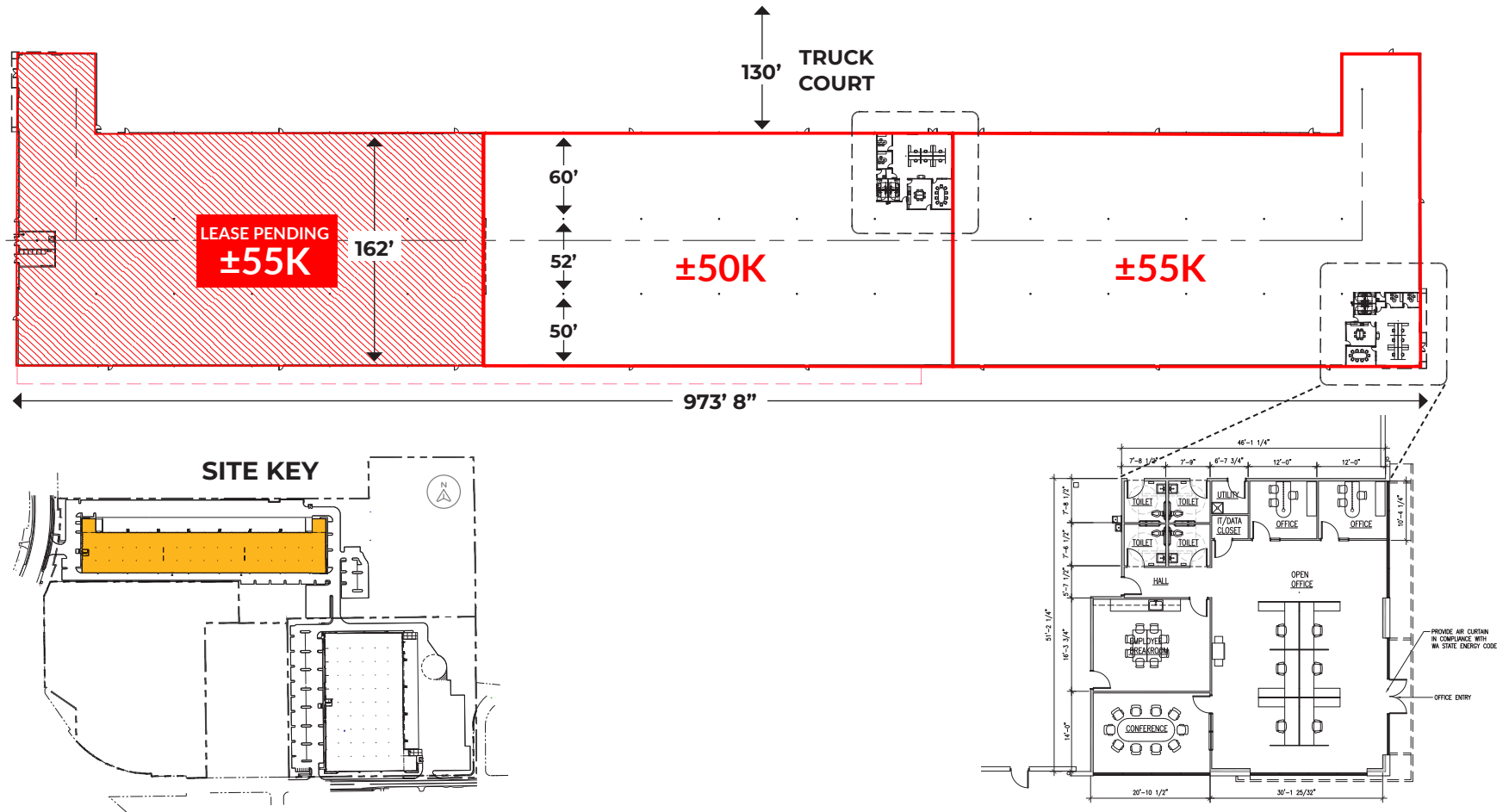


DEVELOPMENT PLAN





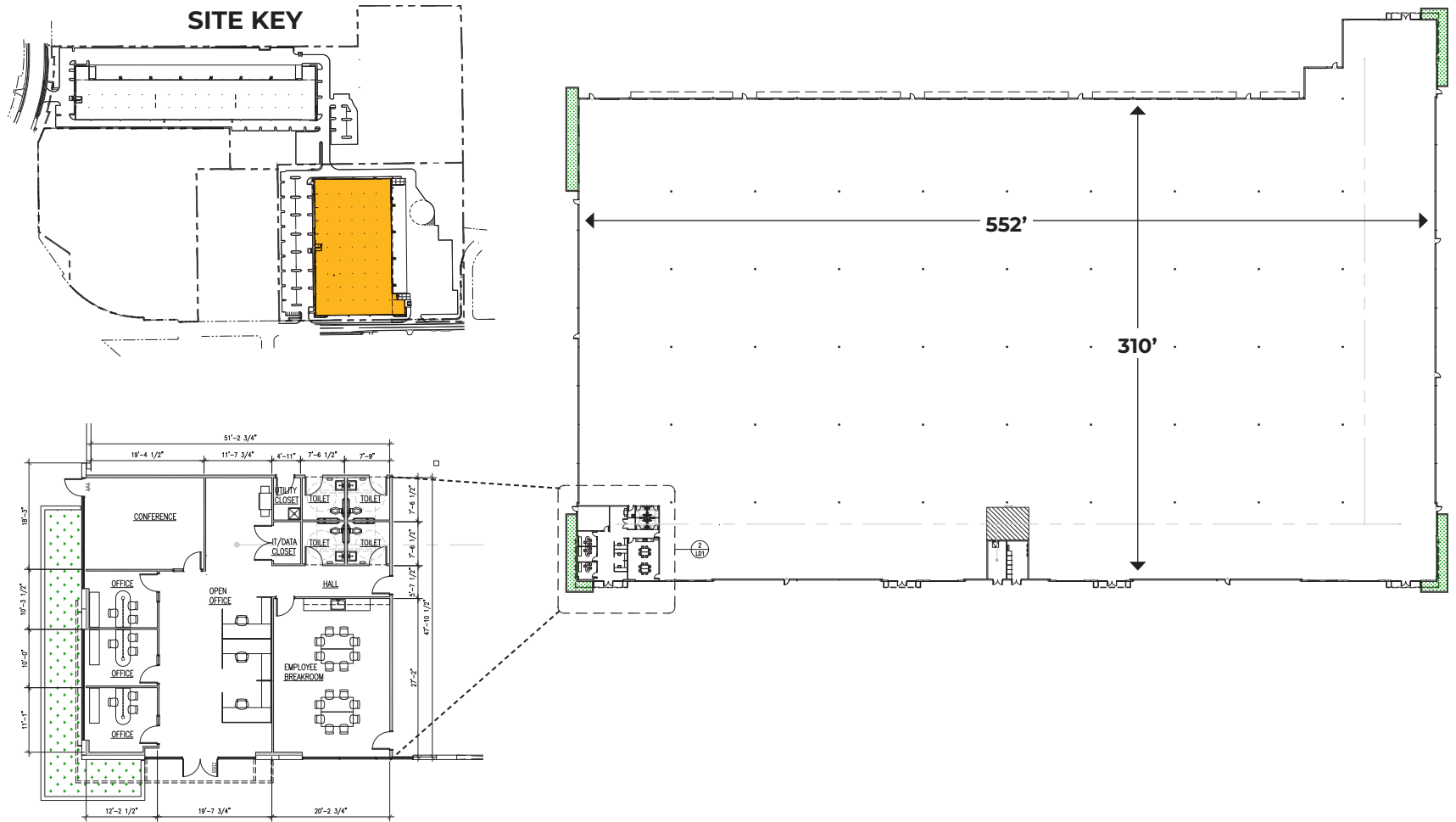
NORTH BUILDING



PROPERTY DETAILS - NORTH BUILDING			
9213 NE 72ND AVENUE, VANCOUVER, WA 98662			
Building Size	163,675 SF (Divisible)	Auto Parking	148 Parking Spaces
Lot Area	11.48 Acres	Trailer Parking	8 Spaces
Office SF	2,502 SF	Storage	Outside Storage
Construction	Concrete Tilt-up	Zoning	Light Industrial (LI)
Clear Height	32'	Slab Thickness	6"
Dock Loading	54 Docks	Power	2,000 Amps
Grade Loading	4		



EAST BUILDING



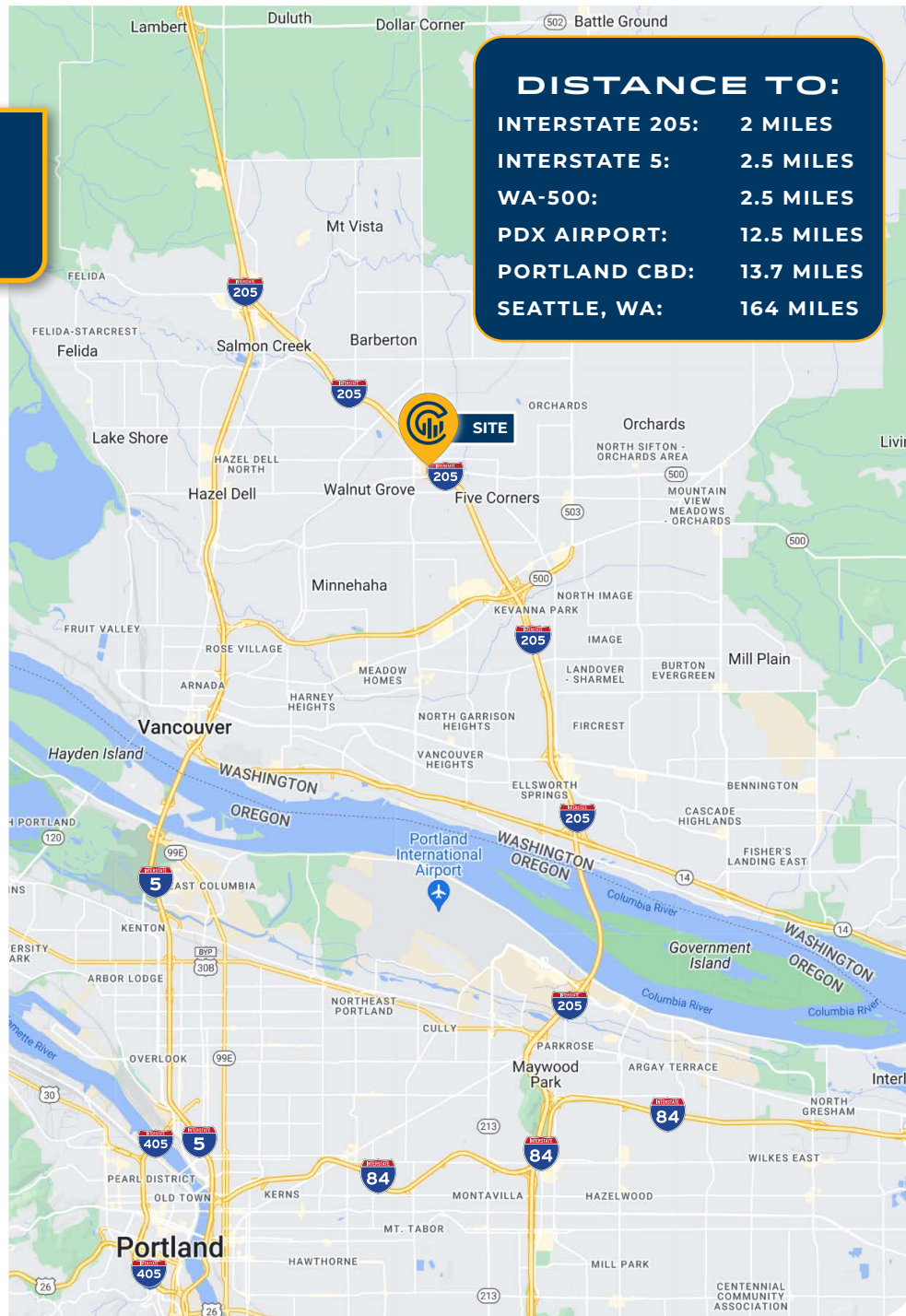
PROPERTY DETAILS - EAST BUILDING

9213 NE 72ND AVENUE, VANCOUVER, WA 98662

Building Size	175,044 SF (Divisible)	Grade Loading	2
Lot Area	16.86 Acres	Auto Parking	219 Parking Spaces
Office SF	2,500 SF	Trailer Parking	55 Spaces
Construction	Concrete Tilt-up	Storage	Outside Storage
Clear Height	32'	Zoning	Light Industrial (LI)
Dock Loading	28 Docks	Power	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

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,410	98,626	266,389
MEDIAN AGE	37.1	37.0	37.4
TOTAL EMPLOYMENT	2,484	32,239	85,718
BACHELOR'S DEGREE +	17.7%	19.0%	19.6%
AVERAGE HH INCOME	\$107,817	\$86,249	\$88,070
AVERAGE HH SIZE	2.9	2.6	2.6
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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