

# HARMONY

## INDUSTRIAL CENTER

324,273 SF Class A Industrial  
For Lease or For Sale

→ LIVE LOOK AT CONSTRUCTION

DEVELOPED BY

 PANATTONI®

EXCLUSIVELY LEASED BY

 **Kidder  
Mathews**

18712 SE 1st Street | Vancouver, WA





**324,273 SF**  
TOTAL SQUARE FEET

**Class A**  
BUILD-TO-SUIT OFFICE

**ECX**  
ZONING

## ABOUT THE PROJECT

Harmony Industrial Center offers prospective tenants strategically located distribution space to fit the needs of Vancouver's rapidly growing industrial market.

As the Portland Metro industrial market continues to ascend, Vancouver has followed close behind. Located adjacent to the new planned HP Campus (\$1.5mm SF), Harmony Industrial Center offers flexible sizes for the modern tenant. This new Class-A development will offer prospective tenants superior clear heights, loading capabilities, trailer parking and proximity to employee amenities. Simply put, for tenants looking to relocate or expand in the Portland Metro Region, Harmony Industrial Center's attributes can't be matched.

→ [LIVE LOOK AT CONSTRUCTION](#)



**324,273 SF BUILDING**



**BUILD-TO-SUIT OFFICE**



**LOADING DOORS  
DOCK AND GRADE**



**36' CLEAR HEIGHT**



**135 SURFACE  
PARKING STALLS**



**135 SURFACE  
PARKING STALLS**



**15.96 ACRES OF LAND**



**CONCRETE TILT CONSTRUCTION  
WITH REINFORCED SLAB**



**THREE PHASE POWER**



**ESFR FIRE PROTECTION**



**ECX ZONING**



**CALL FOR SALE PRICE  
& LEASE RATES**

# BUILDING HIGHLIGHTS





# DETAILS

Building Size	324,273 SF
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Divisible to	±80,000 SF
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Dock Doors	56 dock-high doors
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Grade Doors	4 grade-level doors
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Clear Height	36'
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Office Area	3,500 SF
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Loading	Rear loading
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Fire System	ESFR
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Column Spacing	Typical 50' X 56'
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Electric	Three phase power
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Parking	135 surface parking stalls
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Trailer Parking	56 trailer parks
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# SITE PLAN

**324,273 SF**

**BUILDING 1 FOOTPRINT**

**130' or 185'**

**TRUCK COURT DEPTH**

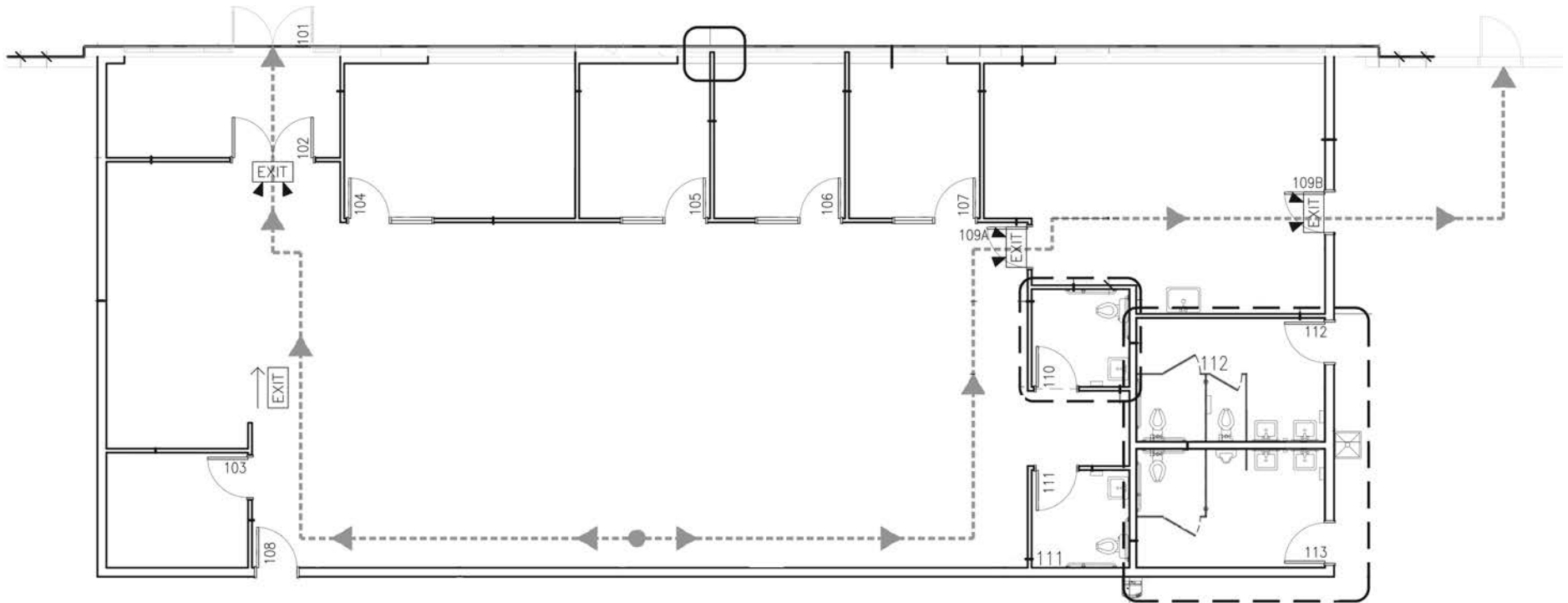
**50' X 56'**

**COLUMN SPACING**



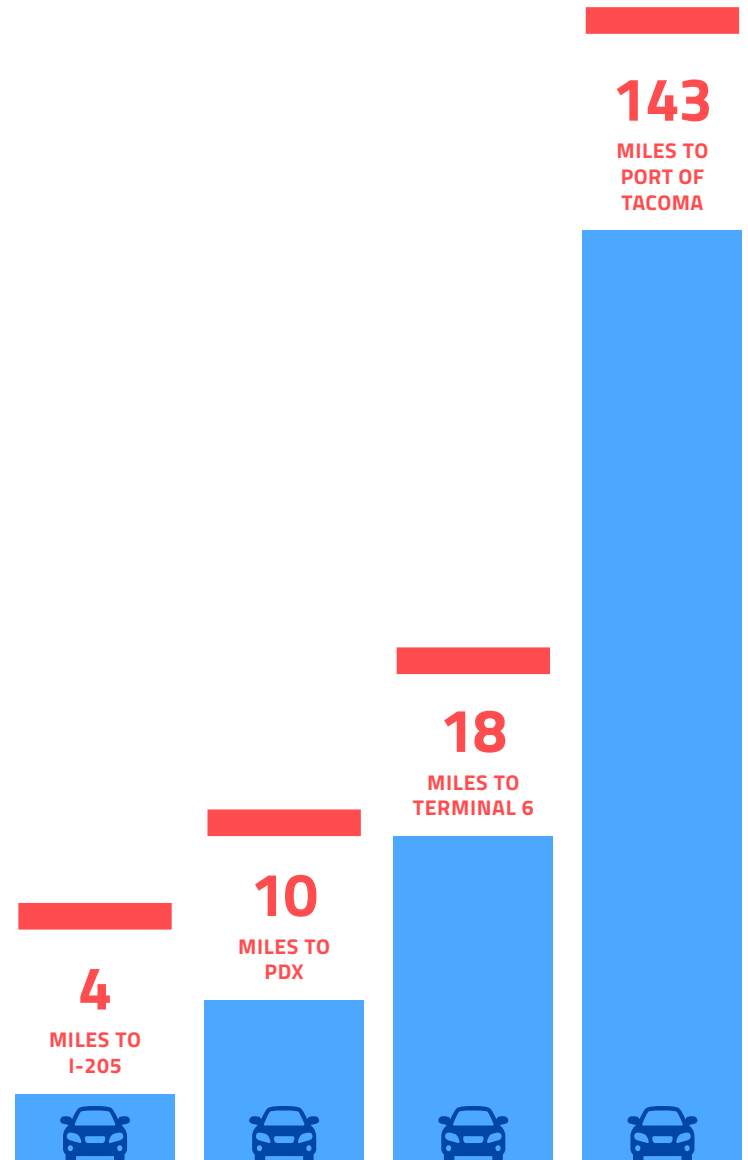
# SPEC OFFICE FLOOR PLAN

**3,500 SF**  
TOTAL OFFICE SIZE

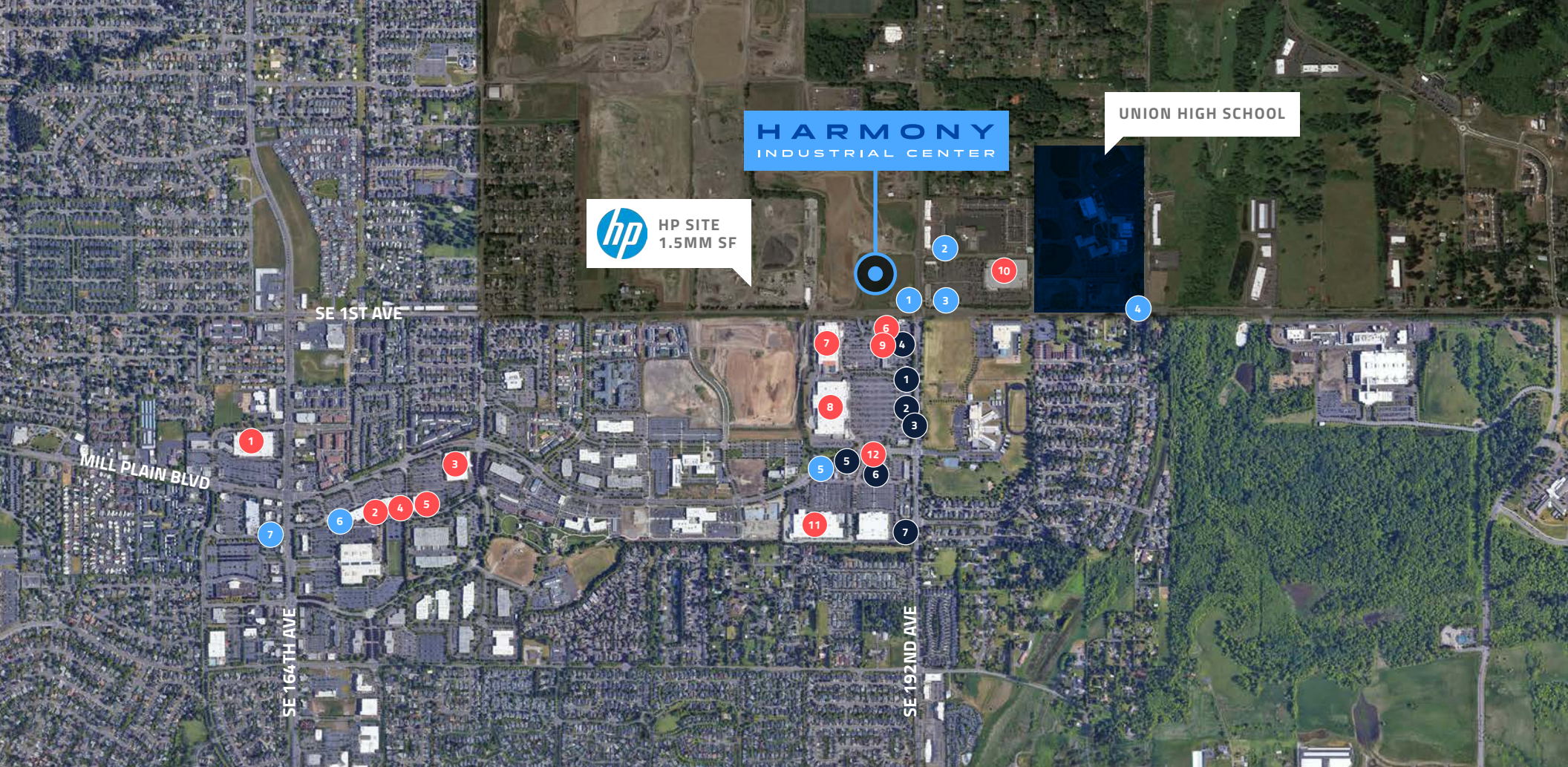




# COMPLETELY CONNECTED







### RESTAURANTS

- 1 Wendy's
- 2 Cafe Yum
- 3 Panda Express
- 4 Popeyes
- 5 Burger King
- 6 Mod Pizza
- 7 Sonic

### SHOPPING

- 1 Target
- 2 Michaels
- 3 Kohl's
- 4 Bed Bath & Beyond
- 5 World Market
- 6 Chase

- 7 Home Depot
- 8 Walmart
- 9 Pet Smart
- 10 Costco
- 11 Lowe's
- 12 Key Bank

### COFFEE

- 1 Starbucks
- 2 Black Rock Coffee
- 3 UME Coffee & Tea
- 4 Red Leaf Organic Coffee
- 5 Dutch Bros Coffee
- 6 Peet's Coffee
- 7 Starbucks





# HARMONY

## INDUSTRIAL CENTER

For leasing information contact

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