

HARMONY INDUSTRIAL CENTER

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



→ [LIVE LOOK AT CONSTRUCTION](#)

18712 SE 1st Street | Vancouver, WA

DEVELOPED BY



PANATTONI®

EXCLUSIVELY LEASED BY

km Kidder
Mathews



ABOUT THE PROJECT

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

324,273 SF

TOTAL SQUARE FEET

Class A

BUILD-TO-SUIT OFFICE

ECX

ZONING

As the Portland Metro industrial market continue 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.

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324,273 SF BUILDING



BUILD-TO-SUIT OFFICE



LOADING DOORS
DOCK AND GRADE



36' CLEAR HEIGHT



135 SURFACE
PARKING STALLS



135 SURFACE
PARKING STALLS



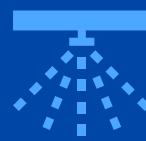
15.96 ACRES OF LAND



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

SITE PLAN

324,273 SF

BUILDING 1 FOOTPRINT



130' or 185'

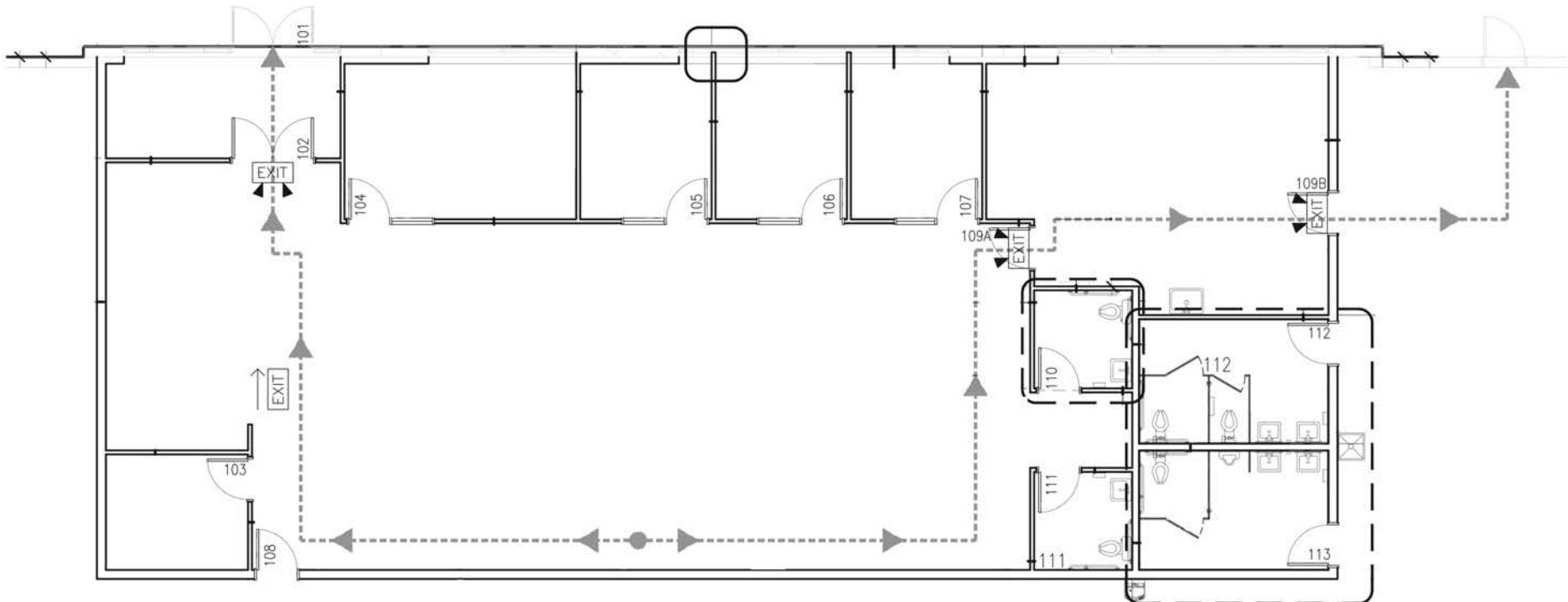
TRUCK COURT DEPTH

50' X 56'

COLUMN SPACING

SPEC OFFICE FLOOR PLAN

3,500 SF
TOTAL OFFICE SIZE





COMPLETELY CONNECTED

143

MILES TO
PORT OF
TACOMA

18

MILES TO
TERMINAL 6

4

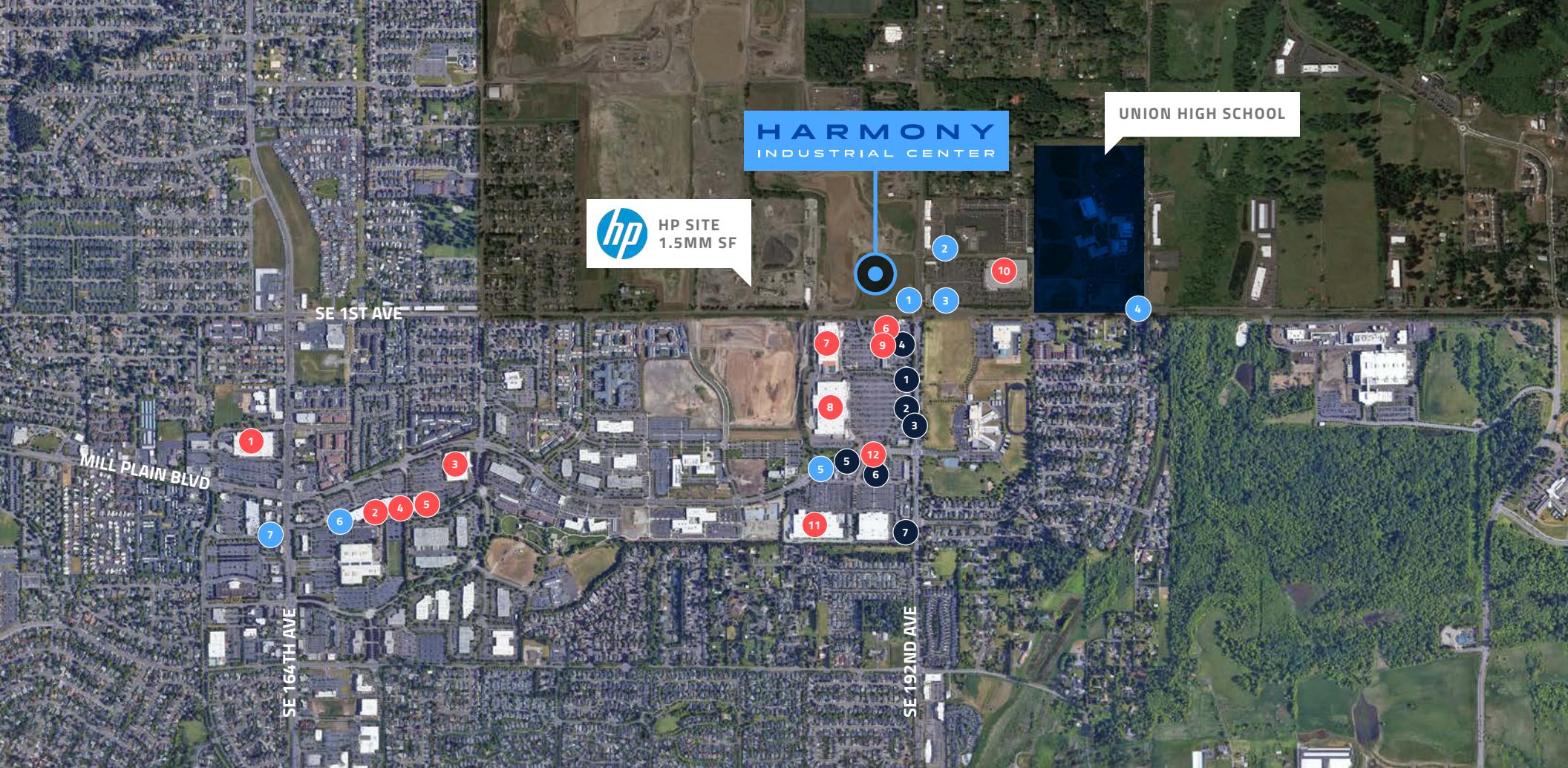
MILES TO
I-205



10

MILES TO
PDX





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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