



*Designed with Creators, Makers and Innovators in Mind*

18110 SE 34<sup>th</sup> Street, Vancouver WA 98693



## 200,981 SF of Manufacturing Flex Space - Delivery by end of 2024

- Spaces available from 30,000 SF to 200,000 SF
- New ground-up construction designed to support manufacturing, assembly and flex industrial needs
- Pre-run utilities appropriately scaled for a wide variety of manufacturing processes
- Ample parking and truck docks; located near major transportation access
- Located in a 180 - acre mixed-use campus with best in class amenities that will attract employees and customers

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# SITE PLAN

The  
VIC



# PROPOSED CAMPUS MASTERPLAN

The  
VIC



**VIC North** is located within The Vancouver Innovation Center, a 180-acre, world-class mixed-use light industrial and flex campus that embodies the essence of community and collaboration. Light industrial, office, residential, retail, and outdoor public spaces meld to create a highly liveable and walkable community in the heart of East Vancouver, Washington.

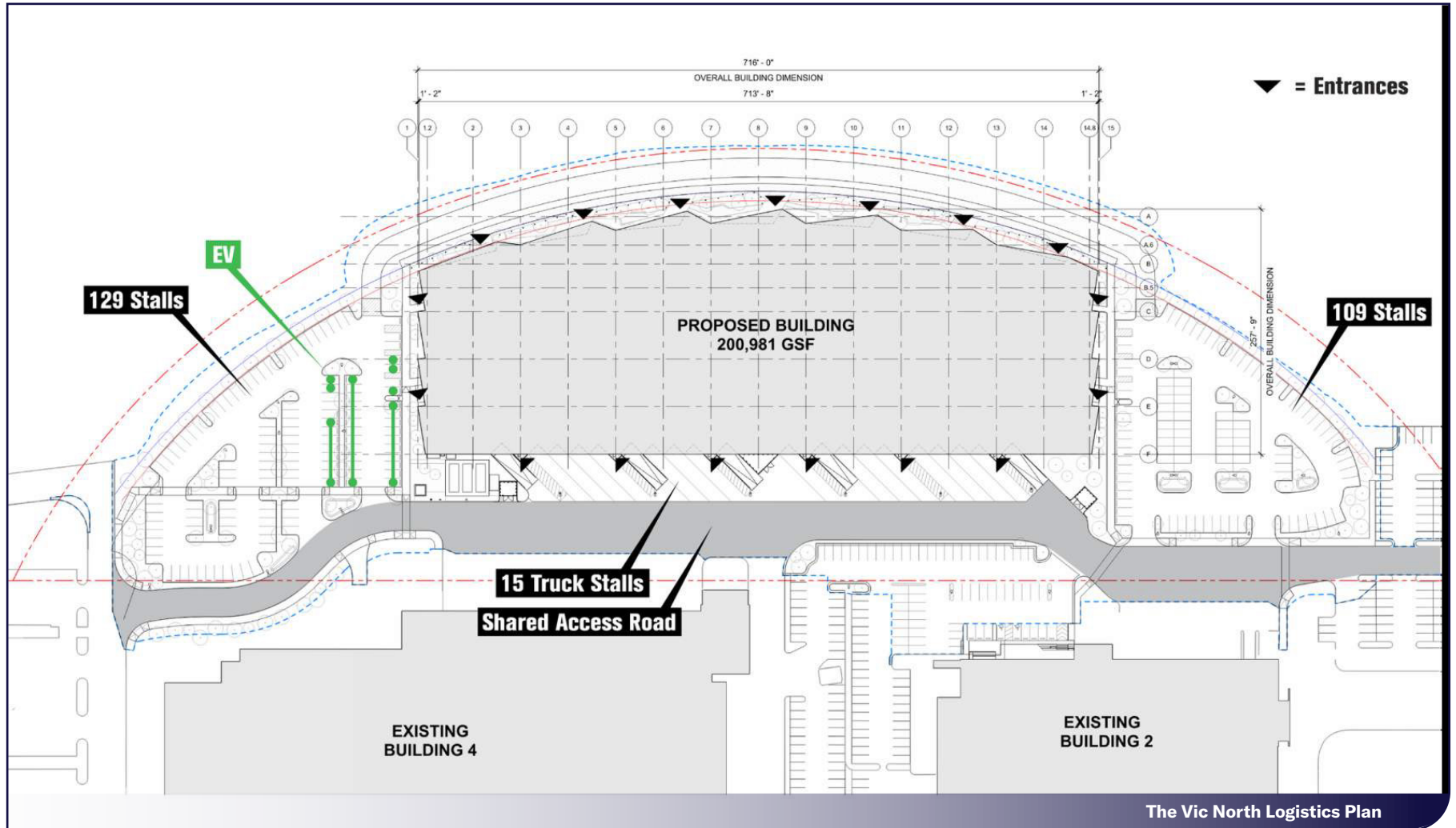


# PROPERTY LAYOUT



**VIC North** offers efficient loading, vehicular circulation, and logistics planning.

15 truck loading bays and 5 drive-in doors at the rear of the building are served by truck access lanes.



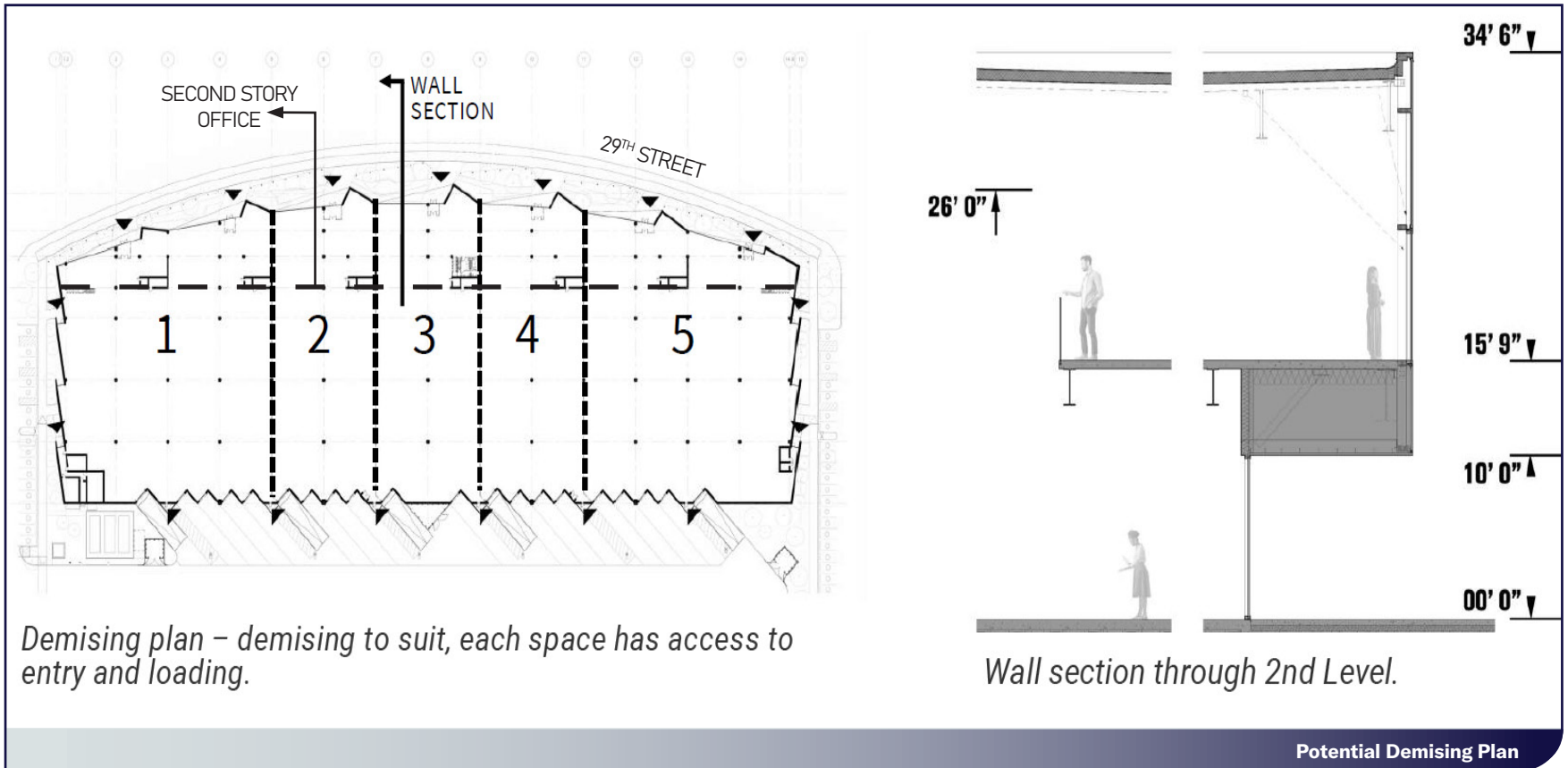
The Vic North Logistics Plan



# PROPERTY DETAILS

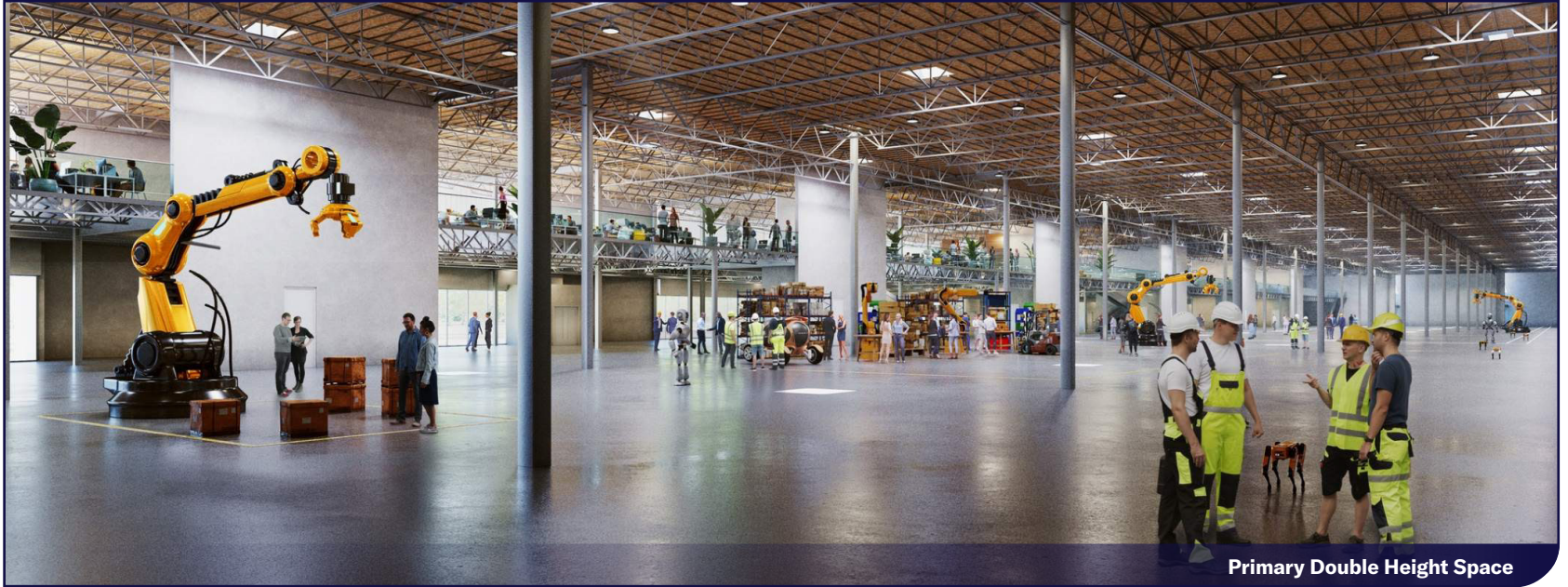


- 200,981 sf gross of light industrial, flex R&D, divisible up to 5 tenant spaces, each with discrete signage, storefront, rooftop mechanical areas, landscaped front entry, and frontage on the 'ring road' of The VIC campus.
- 50' clear column grid.
- 26' clear ceiling in the primary space; 14'/17' clear ceiling with natural daylight in the 2-story office space.
- Flexible internal utility distribution system with engineered roof structure to support tenant equipment.



# PROPERTY INTERIOR

The  
VIC



Primary Double Height Space



Upper Level Natural Daylight & Views





**THE VIC**

18110 SE 34<sup>th</sup> Street Vancouver, WA

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<https://thevicwa.com/>