

87% LEASED | NEW CONSTRUCTION IN THE PORTLAND METRO



EXECUTIVE SUMMARY

CBRE is pleased to present the opportunity to acquire Camas Meadows (The Property), an 87% leased, brand new, 185,656 SF industrial building in Camas, WA.

Strategically located in business friendly Clark County, only 19 miles north of downtown Portland and 18 minutes from I-5, Camas Meadows provides quick access to the strong labor pools and growing populations of the Portland and Vancouver metropolitan areas. Camas Meadows recently delivered in 2024, standing apart from the majority of new supply due to the smaller building size and divisibility to 25,000 SF suites. This lower suite size range from 25,000 SF to 185,000 SF focuses on the sweet spot of leasing demand in the Clark County and Portland metros.



PROPERTY AT A GLANCE



5050 NW CAMAS MEADOWS DR CAMAS, WA



87% Leased



185,656 SFRENTABLE AREA



32' CLEAR HEIGHT



4.3 YEARSREMAINING TERM



INVESTMENT HIGHLIGHTS



SWEET SPOT OF TENANT DEMAND

Camas Meadows can be demised to 25,000SF. Over 70% of leases in Clark County have been for spaces between 25,000 SF and 185,000 SF



BELOW REPLACEMENT COST

Attractive basis relative to an estimated replacement cost of \$247



FAVORABLE BUSINESS ENVIRONMENT

Clark County has no state income tax, low property taxes, a favorable business environment, and a low regulatory burden.



BRAND NEW CONSTRUCTION

Rare opportunity to buy new construction with value add potential in the low vacancy Portland Metro.



Interstate Batteries chose this location due to the building code supporting the use, the trailer parking, ability to secure the yard and the strategic regional shipping location.

LACK OF COMPETING SUPPLY

The majority of new supply in Clark County is for large logistics buildings. Only Vancouver Logistics and Harmony Industrial Phase II are delivering buildings in a competitive size range



STRATEGIC LOCATION

Camas Meadows is only 18 minutes from I-5 and 11 minutes from I-205 making it ideal for regional distribution to the Pacific Northwest.



INVESTMENT HIGHLIGHTS



185,656 SF brand new logistics building



32' clear height



52 DH loading doors



Easily demisable, multiple points of ingress and egress



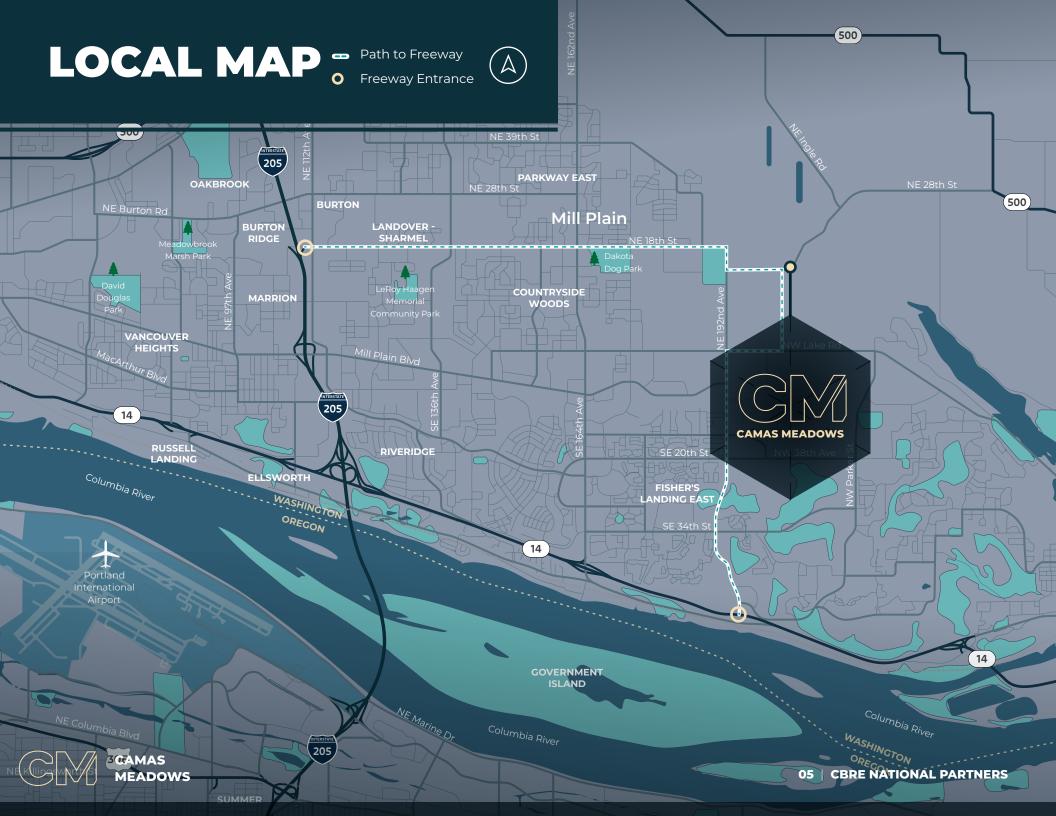
Modern features: LED, ESFR



Abundant trailer parking







STRATEGIC REGIONAL DISTRIBUTION LOCATION



Route from I-5

LACK OF COMPETING PRODUCT:

- There have been 12 leases in the past 12 months, 15,000 SF and larger.
 Three of them have been between 18-25,000 SF, but all of those were signed in older vintage product
- Camas Meadows ability to offer smaller size ranges with modern features, 32' clear and trailer parking differentiates this asset from existing older inventory in Clark County
- There is only one available spaces that are over 24'+ clear in Clark County that were built after the year 2000 in the 20K-30K size range.









15 MILES

PORTLAND CITY CENTER 19.4 MILES

CITY OF TACOMA 142 MILES







CLARK COUNTY INDUSTRIAL MARKET OVERVIEW

STRONG DEPTH OF USER DEMAND

- Clark County rents have increased 57% since 2018 from \$0.56 to \$0.88
- Camas has seen strong population growth of 3.1% yearly from 2020-2024

SWEET SPOT OF TENANT DEMAND IN CLARK COUNTY / PORTLAND

- 21 out of 51 leases in Clark County have been for spaces between 25,000 SF and 185,000 SF in 2024
- Camas Meadows' demisability to 25KSF, 50KSF and up caters to this sweet spot of demand in Clark County, maximizing leasing potential
- The broader Portland Industrial Market also shares this concentration of leasing demand with 35% of deals over 10K SF were in the 25K-100K SF size range in 2024

CAMAS MEADOWS HAS 4 ACTIVE TENANT PROSPECTS FOR THE REMAINING 25,505 SF

CBRE STATS Q1 2025





WHY CLARK COUNTY?



NO STATE INCOME TAX



HIGH POPULATION GROWTH



BUSINESS FRIENDLY ENVIRONMENT



LOWER PROPERTY TAXES



ROBUST LABOR POOL



LOWER REGULATORY BURDEN



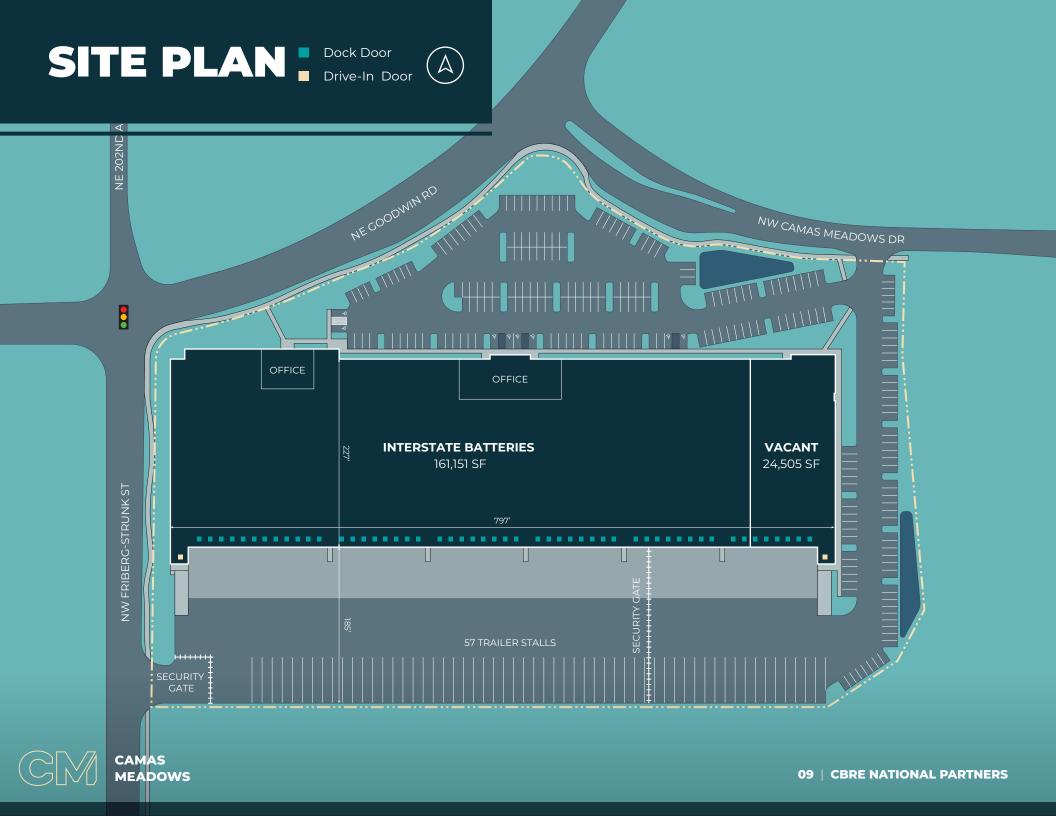
ECONOMIC GROWTH POTENTIAL



QUALITY OF LIFE



NEARBY EXECUTIVE HOUSING





TEAM LEADS

Paige Morgan

Executive Vice President +1 503 221 4813

paige.morgan@cbre.com

Brett Hartzell

Vice Chairman +1 206 292 6100

brett.hartzell@cbre.com

DEBT & STRUCTURED FINANCE

Val Achtemeier

Vice Chair +1 213 400 7187 val.achtemeier@cbre.com

Greg Grant

Senior Vice President +1 310 363 4935

greg.grant@cbre.com

LOCAL MARKET EXPERTS

chris.reeves1@cbre.com

Chris Reeves

+1 818-303-6505

Associate

Scott Murphy, SIOR Executive Vice President -Kidder Mathews +1 503 221 2287 scott.murphy@kidder.com

John Hallman

Vice President -Kidder Mathews +1 503 721 2721 iohn.hallman@kidder.com

ADVISORS

Darla Longo

Vice Chair/Managing Director +1 909 418 2105 darla.longo@cbre.com

Brian Russell

Executive Vice President +1 310 387 2907

brussell@cbre.com

Jonathan Garrick

Associate +1 949 809 3634 jonathan.garrick@cbre.com

Barbara Perrier

Vice Chair +1 213 613 3033 barbara.perrier@cbre.com

Eric Cox

Senior Vice President +1 213 613 3210 eric.a.cox@cbre.com

Rebecca Perlmutter

Vice Chairman +1 415 772 0246 rebecca.perlmutter@cbre.com

Rusty Kennedy

Executive Vice President +1 602 735 1712 rusty.kennedy@cbre.com

Joe Cesta

Executive Vice President +1 949 809 3612 joe.cesta@cbre.com

Mike Longo

Senior Vice President +1 310 363 4906 michael.longo@cbre.com

CAPITAL MARKETS | NATIONAL PARTNERS

Southeast

Frank Fallon Trey Barry Jose Lobon George Fallon **Brooks Neblett** Jennifer Kingler

Global Industrial & Logistics

Chris Riley Heather Mcclain

Northeast

Michael Hines Brian Fiumara **Brad Ruppel** Bo Cashman Jonathan Beard Joseph Hill Lauren Dawicki

Debt & Structured Finance

James Millon Val Achtemeier Steve Roth Tom Traynor Tom Rugg Brian Linnihan Mike Ryan

North Central

Mike Caprile Ryan Bain Zach Graham Judd Welliver Bentley Smith Joe Horrigan Victoria Gomez

Scott Lewis

Grea Grant Ryan Kiesser Bill Jurjovec Mark Finan

Matt Schmidt Matt Ballard Christine Dierker

West

Darla Longo Barbara Perrier Brett Hartzell Rebecca Perlmutter Joe Cesta Paige Morgan Rusty Kennedy Brian Russell Eric Cox Mike Longo Jonathan Garrick Chris Reeves Gina Christen

South Central

Randy Baird James Bolt Jonathan Bryan Ryan Thorton Tyler Carner Jeremy Ballenger Nathan Wynne Eliza Bachhuber Colleen Fazio

© CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

