



Prologis Park Vancouver - Building 3

La Frambois Road

Vancouver, Washington

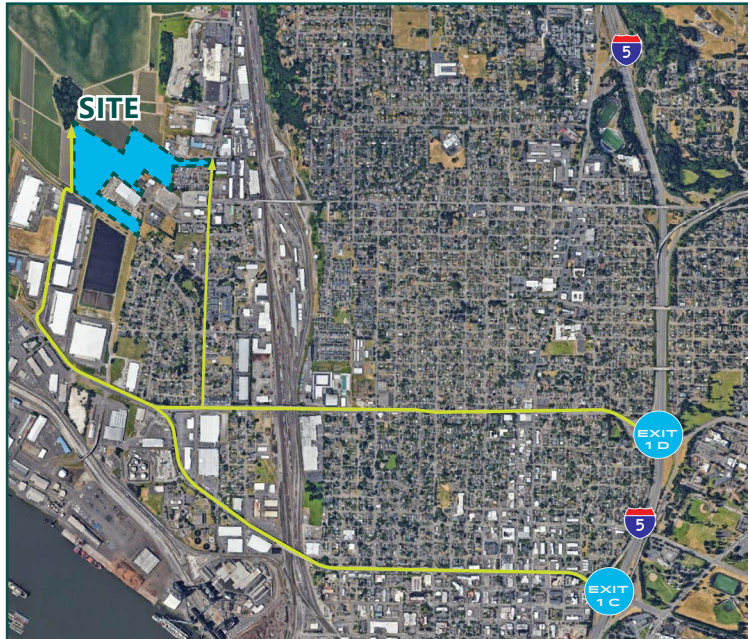
66,430 – 154,201 Square Feet Available
New, Class A Development in Vancouver

www.prologis.com



Prologis Park Vancouver - Building 3

Vancouver, WA



66,430 – 154,201

square feet available

1.7 miles

from Interstate 5

Q4 2025

estimated delivery date

Property Description

- Newest Class A Development Industrial Park in Southwest Vancouver
- Multiple Buildings Provide Flexibility on Size
- Trailer Parking and Secure Yard Storage Available

Building Three

- Shell: 154,201 SF Divisible to 66,430
- Office: 2,500 - 7,000 SF
- Clear Height: 32'
- Auto Parking: 91
- Trailer Parking: 3.5 Acres
- Dock Doors: 32
- Drive-In Doors: 2

Highway Access

- 1.7 Miles from Interstate 5
- 3 Miles from Hwy 14
- 10 Miles from Interstate 84
- Multiple Exits to and from Interstate 5

Location

- 1 Mile from Port of Vancouver
- 5 Miles from Portland
- 13 Miles from PDX

Taxes

- No Corporate & Personal Income Tax

Zoning

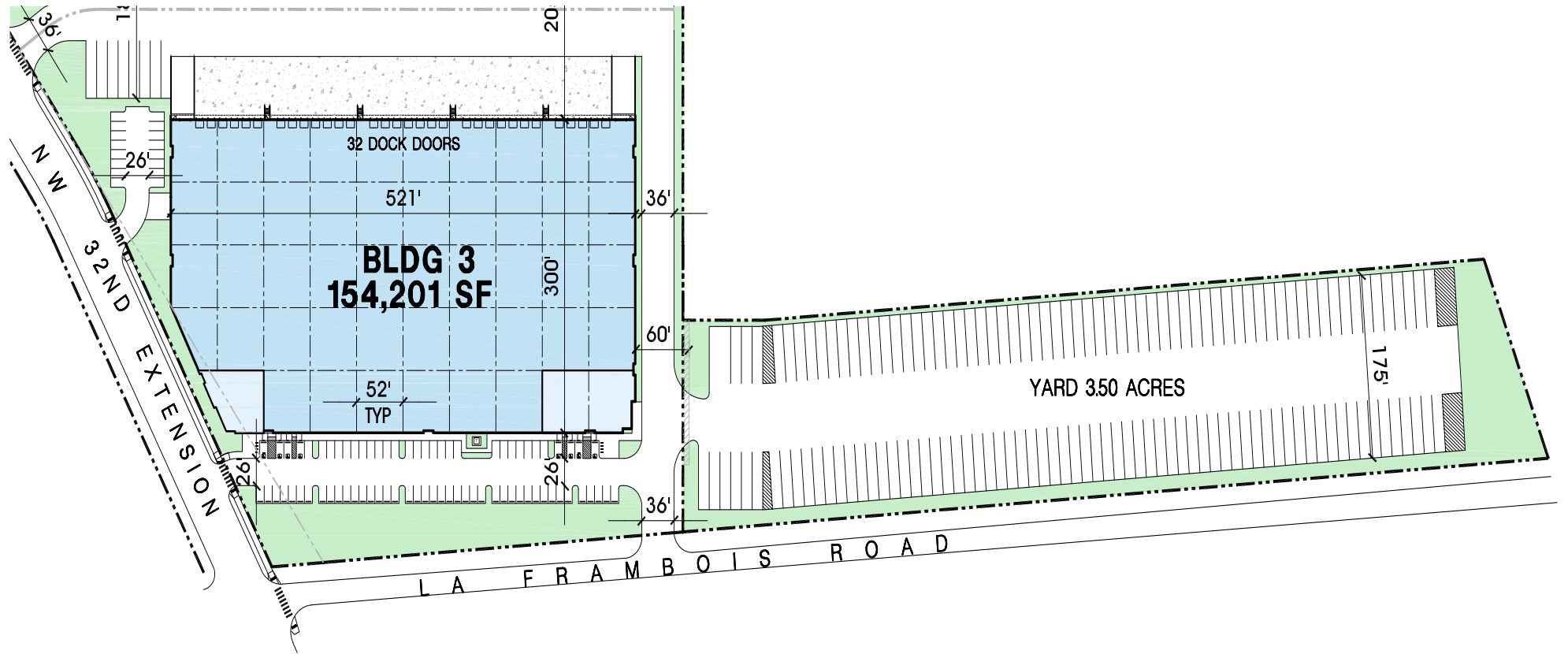
- Light Industrial (IL), City of Vancouver

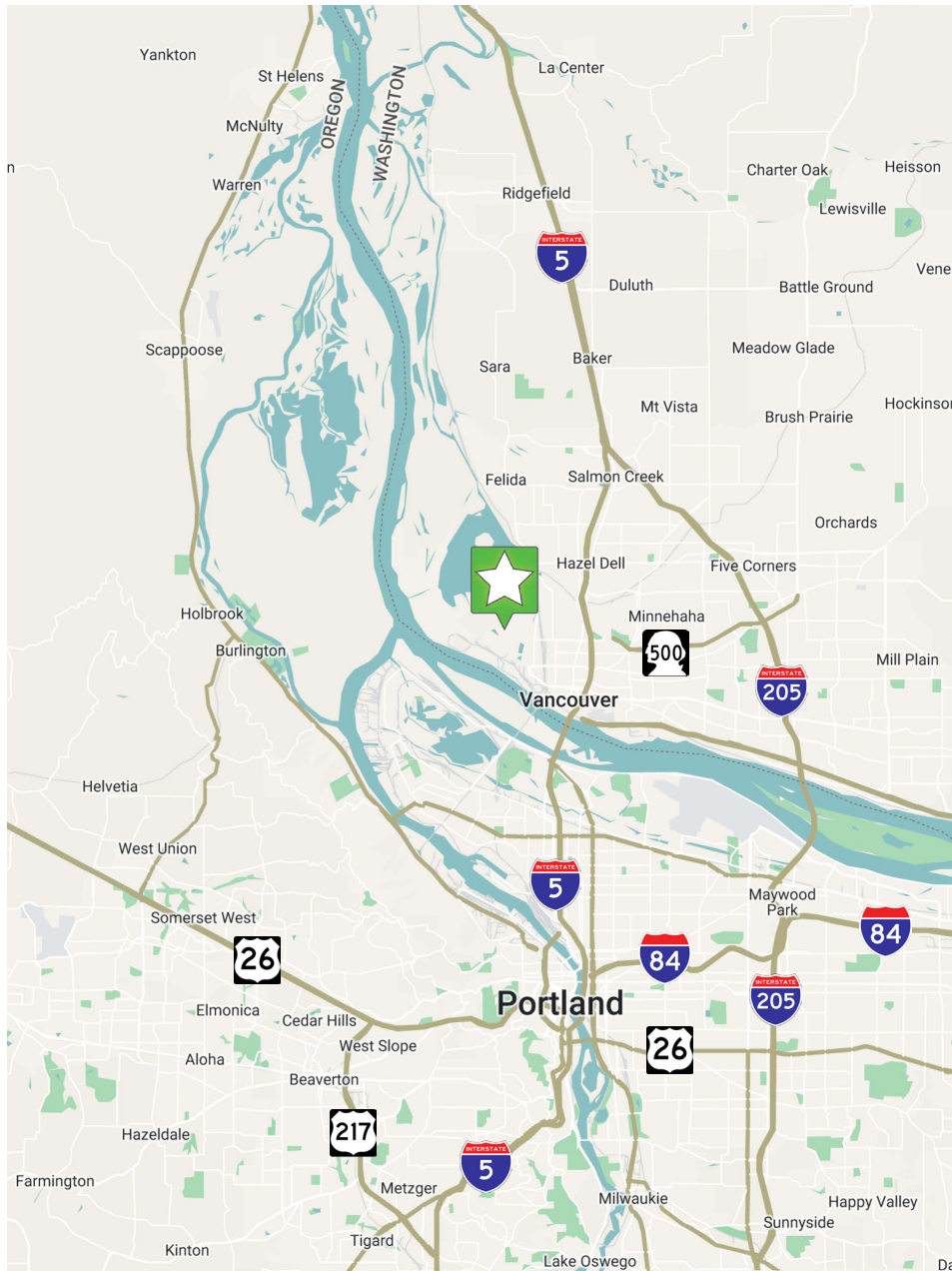
Local Advantages

- Strong Labor Force
- Low Cost of Living
- Second Largest City in Portland Metro Area
- Fastest Growing Area in Portland Metro

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Site Plan





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Prologis is the leading owner, operator and developer of industrial logistics real estate with approximately 1.0 billion square feet (93 million square meters) in 19 countries, as of December 31, 2021.