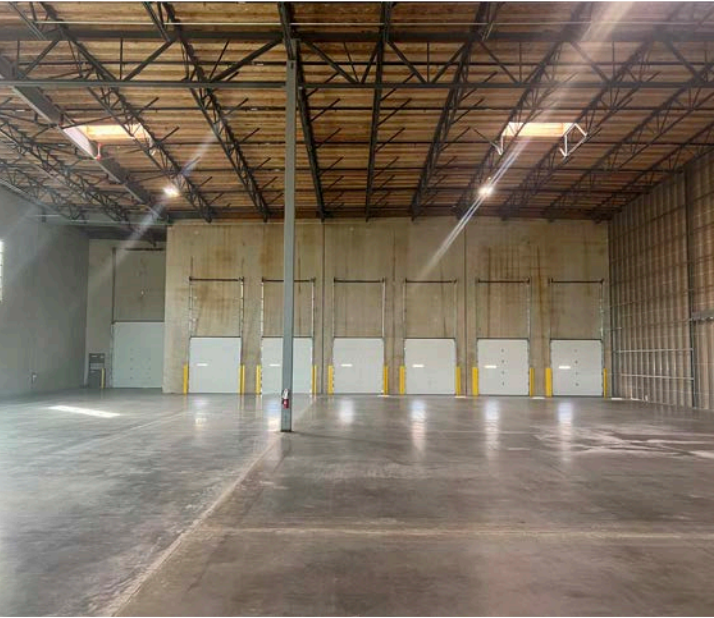# CAMAS MEADOWS

5050 NW CAMAS MEADOWS DR, CAMAS,

24,505 SF Class A industrial space with iconic views and high-end image located in desirable Clark County.

5050

KIDDER.COM

PANATTONI®

km Kidder Mathews

24,505 SF available for lease

Concrete tilt-up building

32' clear height

6 dock high doors and 1 grade level door

BTS office area

3-phase, 240 volt power

ESFR sprinklers

LED lighting and skylights

6" concrete floor

Rear dock loading with excellent truck circulation

TPO 60 mil roof with 15-year warranty

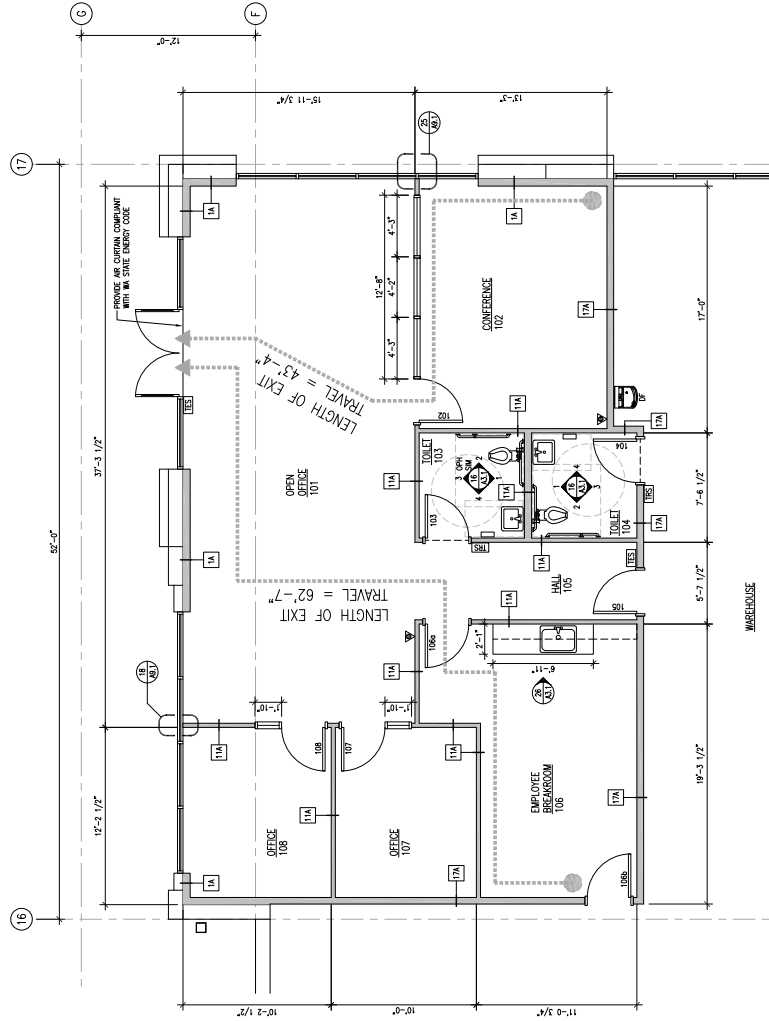Multiple access points for efficient vehicle flow

Above average parking

Rear loaded dock configuration

Surplus trailer stalls

24,505 SF
AVAILABLE FOR LEASE

CALL
FOR LEASE RATE

FULLY PERMITTED OFFICE LAYOUT

AVAILABLE

LEASED

OFFICE

LOADING DOCKS

TRUCK ENTRY

TRAILER PARKING

NE GOODWIN RD

NW CAMAS MEADOWS DR

NW FRIBERG-STRUNCK ST

BUSINESS FRIENDLY LOCATION

Located in business friendly Camas, Washington jurisdiction, just 13 miles from PDX International

I-205 freeway access via recently enlarged within 10 miles of the site

Washington state does not tax income. No corporate tax, unitary tax, inventory tax, personal tax, and no tax on interest, dividends or capital gains

Camas is strategically located in the path of accelerating urban demand

Educated & skilled talent pool with access to ample higher-education opportunities

TAX ADVANTAGES
No Corporate Income Tax
No Oregon Corporate Activity Tax
No State Personal Income Tax
No County Income Business Tax

VANCOUVER

INTERSTATE 205

SUBJECT PROPERTY

14

CAMAS

Columbia River

INTERSTATE 5

✈ PDX INTERNATIONAL

✈ TROUTDALE AIRPORT

PORTLAND

INTERSTATE 84

INTERSTATE 205

TROUTDALE

N

CAMAS MEADOWS

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