



DOWN RIVER ±33.66 ACRE SITE

1775 Down River Dr, Woodland, WA 98674

±400,000 BUILDING FOR LEASE, SALE, OR BTS



Trammell Crow Company

PRESENTED BY CAPACITY COMMERCIAL GROUP

capacity
POWER OF PLACE

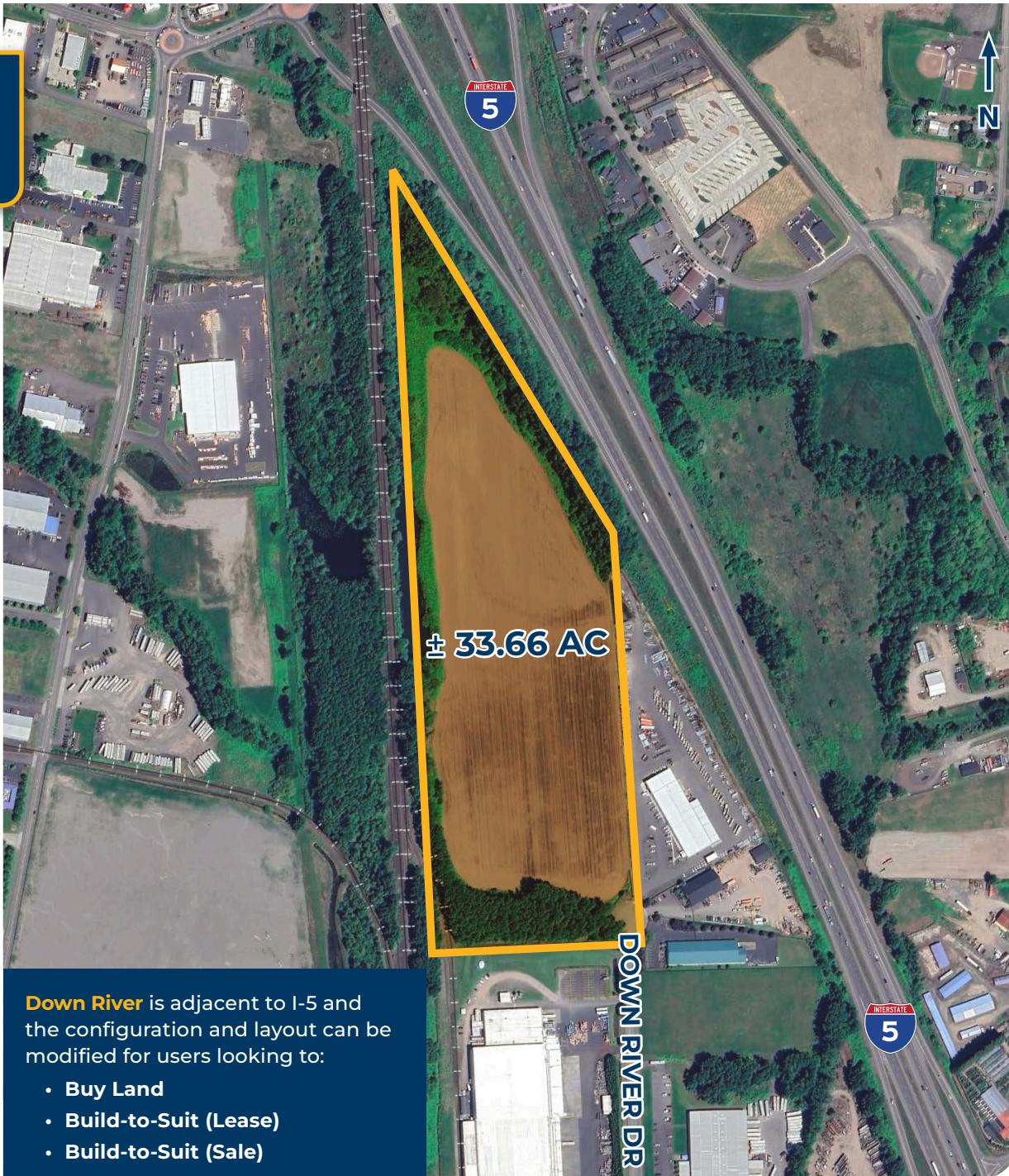
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PROPERTY OVERVIEW



Down River is adjacent to I-5 and the configuration and layout can be modified for users looking to:

- **Buy Land**
- **Build-to-Suit (Lease)**
- **Build-to-Suit (Sale)**

PROPERTY DETAILS

| | |
|--------------------------------|--|
| Address | 1775 Down River Dr, Woodland, WA 98674 |
| Lease Rate / Sale Price | Please call Broker for Pricing Guidance |
| Total Site Area | ±33.66 AC |
| Building Area | Up to a 400,000 SF Building |
| Property Zoning | I-2 (Heavy Industrial) - View Online |
| Visibility | Excellent Visibility & Access to I5 |
| Availability | 2026 |

REGIONAL LABOR STATISTICS (2024)

| Labor Force | Woodland, WA | Cowlitz County, WA | | |
|---------------------------|--------------|--------------------|--------|-------|
| Est. Population | 6,536 | 113,199 | | |
| Labor Pop. Age 16+ | 5,080 | 91,175 | | |
| Labor Force Total Males | 2,546 | 50.1% | 45,315 | 49.7% |
| Labor Force Total Females | 2,534 | 49.9% | 45,860 | 50.3% |
| Unemployment Rate | 170 | 3.3% | 3,241 | 3.6% |

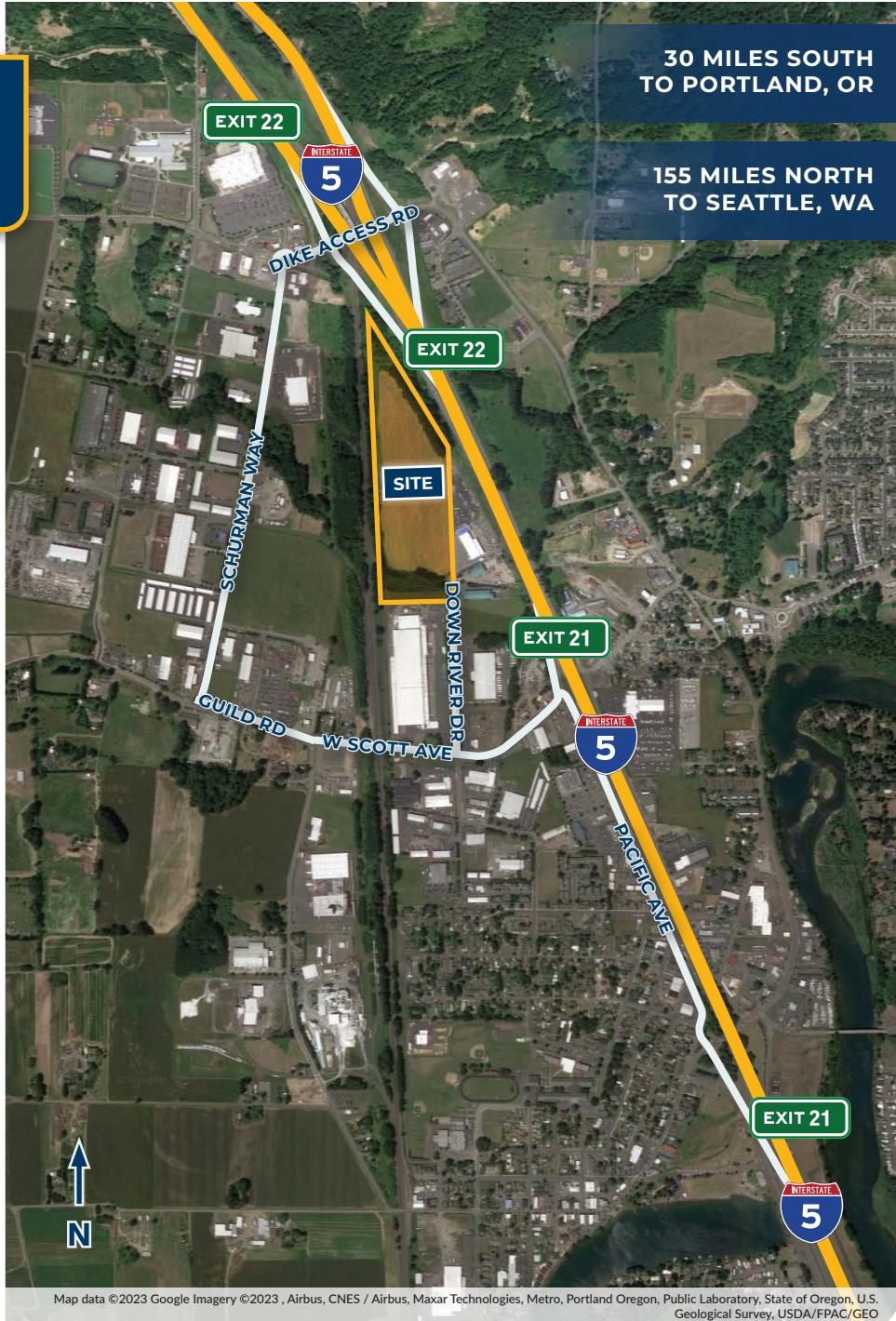
Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at [SitesUSA.com](#) ©2024, Sites USA, Chandler, Arizona, 480-491-1112. Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RS1

Trammell Crow Company

Trammell Crow Company (TCC) is a global commercial real estate developer and wholly-owned subsidiary of CBRE Group, Inc., a Fortune 500 and S&P 500 company. TCC has developed or acquired nearly 2,900 buildings valued at \$75 billion and over 655 million square feet. For more information visit www.TrammellCrow.com.



INTERSTATE ACCESS



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POTENTIAL USES



MANUFACTURING & PROCESSING



DISTRIBUTION



WHOLESALE BUSINESS



COMMERCIAL MOVING & STORAGE

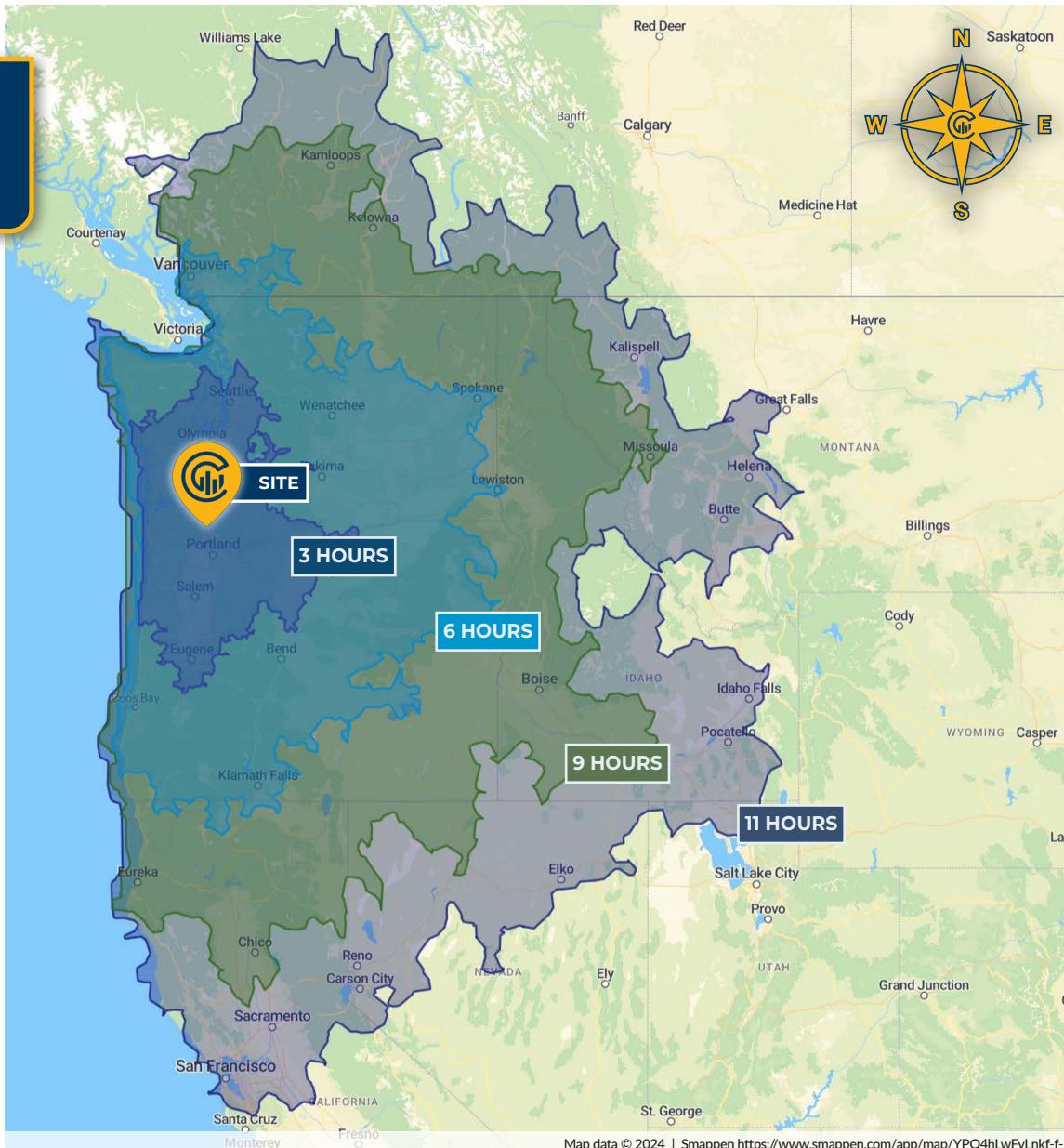


OUTDOOR STORAGE

[VIEW ZONING ONLINE](#)



DRIVE TIMES



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Key Location Attributes:

- Easily Accessible from I-5 with 3 Access Points
- No Personal or Corporate Income Tax
- City of Woodland Incentives "Pro Business City with Available Incentives"
- Near Fastest Growing Area in Portland Metro
- Strategically Located Between the Two Largest Cities in the Pacific Northwest

DRIVE TIMES

| Location | Distance from Property |
|--------------------|---------------------------------|
| Portland, OR | 22 miles ≈ 0.48 hrs |
| Eugene, OR | 120 miles ≈ 2.33 hrs |
| Seattle, WA | 135 miles ≈ 2.50 hrs |
| Medford, OR | 245 miles ≈ 4.67 hrs |
| Spokane, WA | 340 miles ≈ 6.25 hrs |
| Boise, ID | 410 miles ≈ 7.50 hrs |
| Reno, NV | 475 miles ≈ 8.25 hrs |
| San Francisco, CA | 620 miles ≈ 10.00 hrs |
| Salt Lake City, UT | 730 miles ≈ 11.50 hrs |
| Los Angeles, CA | 960 miles ≈ 14.50 hrs |
| Las Vegas, NV | 980 miles ≈ 16.00 hrs |
| Phoenix, AZ | 1,138 miles ≈ 20.00 hrs |

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