

# Ridgefield I-5 Business Park Land

**CLARK  
COUNTY**

**For Sale**

Tax Lot 1: 39.32 AC

Tax Lot 2: 7.16 AC

Development Land

20004-20402 NE 10th Ave, Ridgefield WA 98642

## For Sale: Industrial Development Land Next to Interstate 5

Wholesale • Warehouse • Light Manufact. • Potential Truck Storage • Research • Office • Hotel • Retail



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The information contained herein has been obtained from sources deemed reliable. However, Capacity and its agents make no guaranty of accuracy. Buyer assumes all responsibility for performing their own due diligence in connection with the purchase of the property.

Licensed  
in OR & WA

06.22.2023

## Sale Offering

### DEVELOPMENT OPPORTUNITY

Presented Exclusively by Capacity Commercial Group



## Asset Description

- **DEVELOPMENT LAND: 2 Parcels - 46+ Total Acres - Parcel 1: 39.32 AC - Parcel 2: 7.16 AC BUSINESS PARK Zoned (See Table)**
- **PARCEL 1 PRICING:** Call for Pricing
- **PARCEL 2 PRICING:** \$1,200,000 (\$3.84 / Gross SF)

## Property Features

- Two Contiguous Development Parcels Ideally Located off Interstate 5 in Clark County, WA
- 46.48 Total Gross Acres (39.32 Acres + 7.16 Acres) Land Area in Clark County Jurisdiction
- Seller Will Consider Dividing Property into Smaller Lots - Contact Broker
- **“BUSINESS PARK” ZONING:** Office/Professional Complex, Light Manufacturing, Wholesale, Warehousing, Truck/Freight Transportation, Telecom, Research/Laboratory, Medical, Hotel, Agricultural, Farming, Retail
- Opportunity for I-5 Visibility at Western Edge of Site

## Location Features

- Adjacent to Interstate 5 in Ridgefield, WA Just North of the Vancouver Area
- 95,000+ Vehicles Per Day (Northbound + Southbound) on I-5 Near Subject Property
- 3 Miles to Salmon Creek 10 Miles to Downtown Vancouver, 18 Miles to Downtown Portland
- Interstate 5 Access via exit on/off at SR-502/NE 219th Street, Local Access via NE 10th Avenue

## CLARK COUNTY DEVELOPMENT LAND

OFFICE • MFG • WAREHOUSE • WHOLESALE • LAB • HOTEL • MEDICAL • RETAIL



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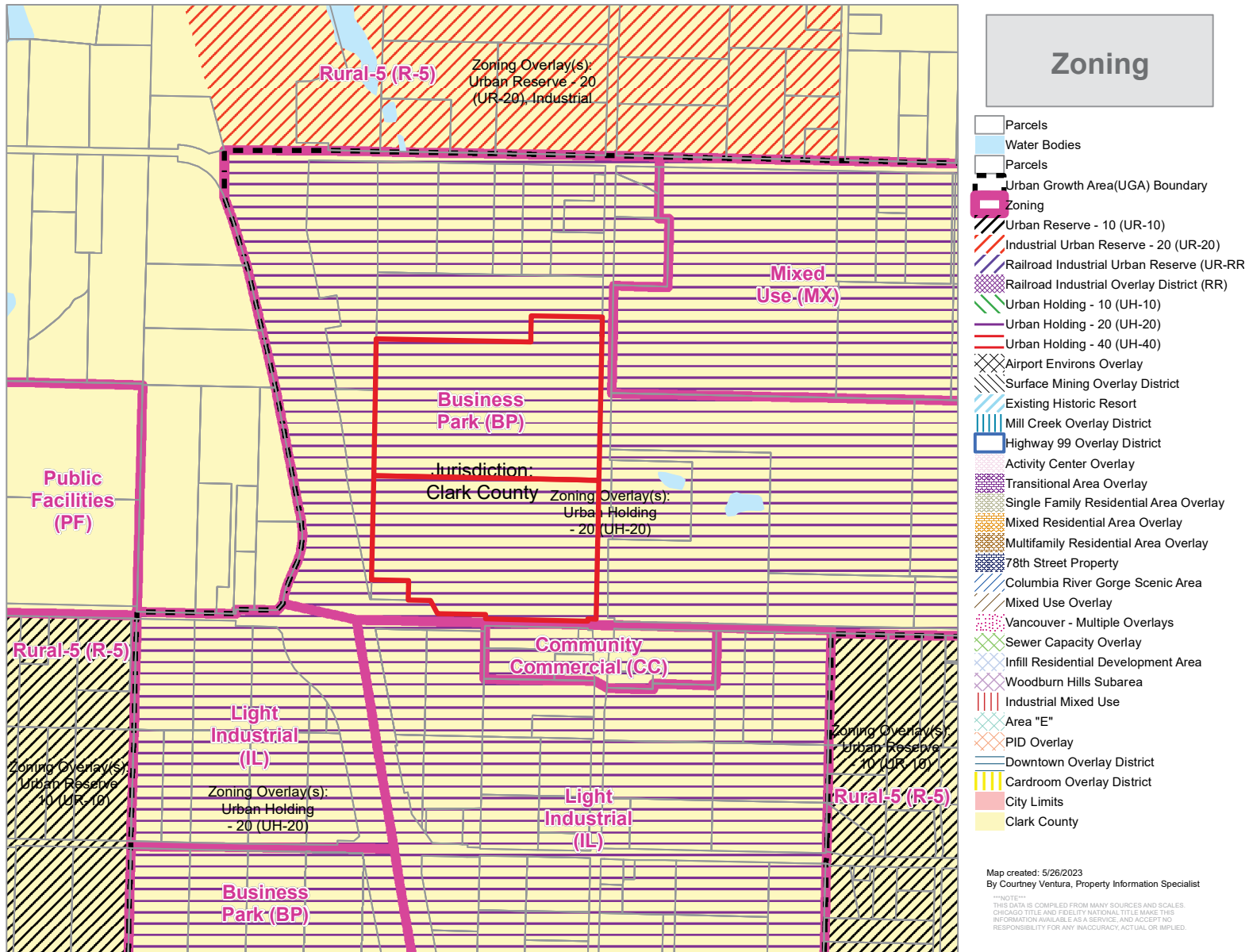
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MATCHLINE - SEE C1.12

MATCHLINE -.SEE C1.14

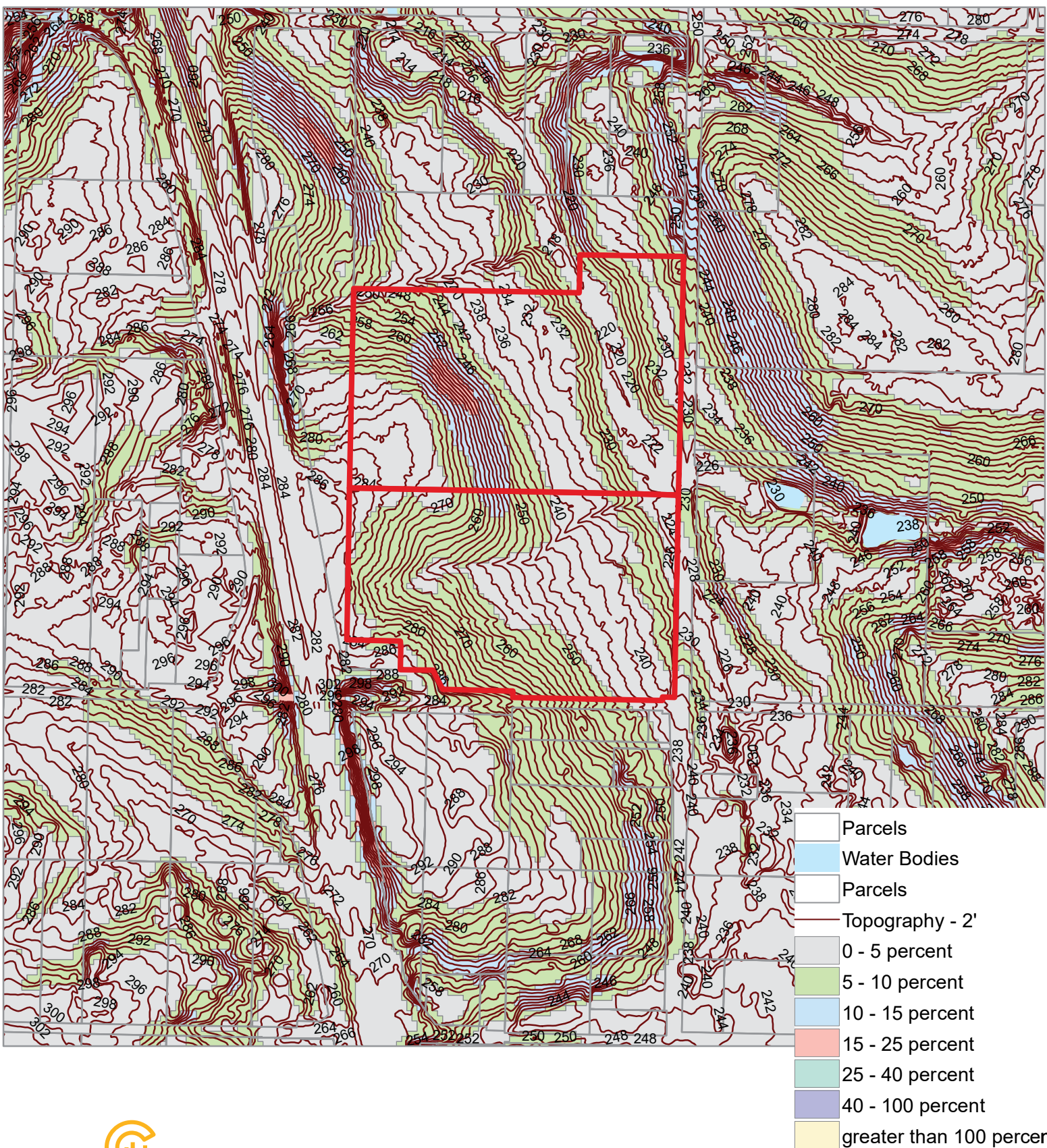




## 1. Industrial (I) Districts.

- Light Industrial District (IL).** The light industrial district is intended to provide for those less-intensive industrial uses which produce little noise, odor and pollution. It also provides for resource-based uses and service uses that are deemed compatible with light industrial uses.
- Business Park (BP) District.** The business park district provides for the development of uses including limited light manufacturing and wholesale trade, light warehousing, business and professional services, research, business, and corporate offices, and other similar compatible or supporting enterprises not oriented to the general public.
- Railroad Industrial District (IR).** The railroad industrial district is intended to provide for those industrial uses that are most suited for and can take advantage of locations along the county's rail line.





# Ridgefield I-5 Business Park Land

20004-20402 NE 10th Ave, Ridgefield WA

Table 40.230.085-1. Uses 2012 North American Industrial Classification System (NAICS)				IL	IH	IR	BP
<b>A. Resource Uses</b>							
11 Agriculture, forestry, fishing and hunting							
111	Crop production			P	P	P	P
112	Animal production			P	P	P	P
113	Forestry and logging			P	P	P	P
114	Fishing, hunting and trapping			P	P	P	P
115	Support activities for agriculture and forestry			P	P	P	P
<b>21 Mining</b>							
211	Oil and gas extraction			X	C <sup>4</sup>	C <sup>4</sup>	X
212	Mining (except oil and gas)			X	C <sup>4</sup>	C <sup>4</sup>	X
2123	Nonmetallic mineral mining and quarrying			X	P <sup>4</sup>	P <sup>4</sup>	X
213	Support activities for mining			X	C <sup>4</sup>	C <sup>4</sup>	X
<b>22 Utilities</b>							
221 Utilities							
	22111	Electric power generation		P	P	P	C
	22112	Electric power transmission and distribution		P	P	P	P
	22121	Natural gas distribution		P	P	P	P
	22131	Water supply and irrigation systems		P	P	P	P
	22132	Sewage treatment facilities		P	P	P	C
<b>23 Construction</b>							
236	Construction of buildings			P <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>
237	Heavy and civil engineering construction			P <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>
238	Specialty trade contractors			P <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>
		Storage yards for building materials, contractors' equipment and vehicles		P	P	P	X
<b>B. Manufacturing Uses</b>							
311	Food manufacturing			P	P	P	X
	31161	Animal slaughtering and processing		C	P	P	X
	311811	Retail bakeries		P	P	P	P
312	Beverage and tobacco product manufacturing			P	P	P	P
313	Textile mills			P	P	P	X
314	Textile product mills			P	P	P	X
315	Apparel manufacturing			P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	X
316	Leather and allied product manufacturing						
	3161	Leather and hide tanning and finishing		X	P	P	X
	3162	Footwear manufacturing		P	P	P	P
	3169	Other leather and allied product manufacturing		P	P	P	P
321	Wood product manufacturing						
	3211	Sawmills and wood preservation		X	P	P	X
	3212	Veneer, plywood, and engineered wood product manufacturing		X	P	P	X
	321214	Truss manufacturing		P	P	P	X
	3219	Other wood product manufacturing		P	P	P	X
322	Paper manufacturing						
	3221	Pulp, paper and paperboard mills		X	P	P	X
	3222	Converted paper product manufacturing		P	P	P	P
323	Printing and related support activities			P	P	P	P
324	Petroleum and coal products manufacturing			X	P	P	X
325	Chemical manufacturing			X	P	P	X
	3254	Pharmaceutical and medicine manufacturing		P	P	P	X
	3256	Soap, cleaning compound, and toilet preparation manufacturing		P	P	P	X
326	Plastics and rubber products manufacturing			P	P	P	X
327	Nonmetallic mineral product manufacturing						
	3271	Clay product and refractory manufacturing		P	P	P	X
	3272	Glass and glass product manufacturing		P	P	P	X

	3273	Cement and concrete product manufacturing		P	P	P	X
	327310	Cement manufacturing		X	P	P	X
	327320	Ready-mix concrete manufacturing		X	P	P	X
3274	Lime and gypsum product manufacturing			X	P	P	X
3279	Other nonmetallic mineral product manufacturing			X	P	P	X
331	Primary metal manufacturing			X	P	P	X
332	Fabricated metal product manufacturing						
	3321	Forging and stamping		P	P	P	X
	3322	Cutlery and hand tool manufacturing		P	P	P	P
	3323	Architectural and structural metals manufacturing		P	P	P	X
	3324	Boiler, tank, and shipping container manufacturing		P	P	P	X
	3325	Hardware manufacturing		P	P	P	X
	3326	Spring and wire product manufacturing		P	P	P	X
	3327	Machine shops		P	P	P	C
	3328	Coating, engraving, heat treating, and allied activities		P	P	P	X
	332813	Electroplating, plating, polishing, anodizing, and coloring		C	P	P	X
	3329	Other fabricated metal product manufacturing		P	P	P	X
333	Machinery manufacturing			P	P	P	C
334	Computer and electronic product manufacturing			P	P	P	P
335	Electrical equipment, appliance, and component manufacturing			P	P	P	P
336	Transportation equipment manufacturing			P	P	P	X
	336991	Motorcycle, bicycle, and parts manufacturing		P	P	P	P
337	Furniture and related product manufacturing			P	P	P	X
339	Miscellaneous manufacturing			P	P	P	P
<b>C. Wholesale Trade</b>							
423	Wholesale trade, durable goods (retail sales prohibited)			P	P	P	P
424	Wholesale trade, nondurable goods (retail sales prohibited)			P	P	P	P
425	Wholesale electronic markets and agents and brokers			P	P	P	P
<b>D. Retail Trade</b>							
		Retail sales of products fabricated on site		P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>
		Construction and industrial equipment sales		P	P	P	X
	4411	Automotive dealers		X	X	X	X
	4412	Other motor vehicle dealers		X	X	X	X
	4413	Automotive parts, accessories, and tire stores		P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>
	4441	Building material and supplies dealers		P	X	X	X
	44412	Paint and wallpaper stores		P <sup>1</sup>	X	X	X
	44413	Hardware stores		P <sup>1</sup>	X	X	X
445	Food and beverage stores			P <sup>1</sup>	X	X	P <sup>1</sup>
	44512	Convenience stores		P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>
446	Health and personal care stores			P <sup>1</sup>	X	X	P <sup>1</sup>
447	Gasoline stations			C	C	C	C
448	Clothing and clothing accessories stores			P <sup>1</sup>	X	X	P <sup>1</sup>
451	Sporting goods, hobby, book and music stores			P <sup>1</sup>	X	X	P <sup>1</sup>
452	General merchandise stores			X	X	X	X
453	Miscellaneous store retailers			P <sup>1</sup>	X	X	P <sup>1</sup>
454	Nonstore retailers			P	X	X	P
	45431	Fuel dealers		P	P	P	X
<b>E. Transportation and Warehousing</b>							
482	Rail transportation			P	P	P	X
483	Water transportation			X	P	X	X
484	Truck transportation			P	P	P	P
485	Transit and ground passenger transportation			P	P	P	P
486	Pipeline transportation			P	P	P	P



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487	Scenic and sightseeing transportation	P	P	X	X
488	Support activities for transportation	P	P	X	X
4882	Support activities for rail transportation	P	P	P	X
4883	Support activities for water transportation	X	P	P	X
4884	Support activities for road transportation	P	X	X	X
4885	Freight transportation arrangement	P	P	P	P
4889	Other support activities for transportation	P	P	P	P
491	Postal service	P	P	P	P
492	Couriers and messengers	P	P	P	P
493	Warehousing and storage	P	P	P	P
<b>F. Information</b>					
511	Publishing industries	P	P	P	P
512	Motion picture and sound recording industries	P	P	P	P
515	Broadcasting (except Internet)	P	P	P	P
516	Internet publishing and broadcasting	P	P	P	P
517	Telecommunications	P	P	P	P
5172	Wireless communications carriers	P/C <sup>7</sup>	P/C <sup>7</sup>	P/C <sup>7</sup>	P/C <sup>7</sup>
518	Internet service providers, web search portals, and data processing services	P	P	P	P
519	Other information services	P	P	P	P
52	Finance and insurance	X	X	X	P
5221	Branch banks (including drive-up service)	P <sup>1</sup>	P <sup>1</sup>	X	P
524	Insurance carriers and related activities	P	X	X	P
53	Real estate and rental and leasing				
531	Offices of real estate agents and brokers	P	X	X	P
532	Rental and leasing services	P	X	X	P
5324	Commercial and industrial machinery and equipment rental and leasing	P	P	P	X
533	Lessor of nonfinancial intangible assets (except copyrighted works)	X	X	X	P
54	Professional, scientific, and technical services				
541	Professional, scientific, and technical services	P	X	X	P
54135	Building inspection services	P	X	X	P
54136	Geophysical surveying and mapping services	P	X	X	P
54137	Surveying and mapping (except geophysical services)	P	X	X	P
54138	Testing laboratories	P	X	X	P
54194	Veterinary services	P	P	X	P
55	Management of companies and enterprises				
551	Management of companies and enterprises	P	X	X	P
56	Administrative and support and waste management and remediation services				
561	Administrative and support services	P	X	X	P
5616	Investigation and security services	P	X	X	P
5617	Services to buildings and dwellings	P	X	X	P
5619	Other support services	P	X	X	P
562	Waste management and remediation services	C <sup>6</sup>	C <sup>6</sup>	C <sup>6</sup>	X
61	Educational services <sup>10</sup>				
611	Educational services <sup>10</sup>	C	C	X	C
6111	Elementary and secondary schools <sup>10</sup>	C	C	X	C
6112	Junior colleges <sup>10</sup>	C	C	X	C
6113	Colleges and universities <sup>10</sup>	C	C	X	C
6114	Business schools and computer and management training <sup>10</sup>	C	C	X	P
6115	Technical and trade schools	P	P	P	P
611519	Truck driving schools	P	P	X	P
6116	Other schools and instruction	C	C	X	P
611692	Automobile driving schools	P	C	X	P
6117	Educational support services <sup>10</sup>	C	C	X	P

62	Health care and social assistance				
621	Ambulatory health care services	P	X	X	P
6215	Medical and diagnostic laboratories	P	X	X	P
6216	Home health care services	P	X	X	P
6219	Other ambulatory health care services	P	X	X	P
62191	Ambulance services	P	P	P	P
622	Hospitals	C	X	X	P
623	Nursing and residential care facilities	X	X	X	P
6232	Residential mental retardation, mental health, and substance abuse facilities	X	X	X	C
624	Social assistance	X	X	X	P
6244	Child day care services	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P
71	Arts, entertainment, and recreation	P <sup>1</sup>	X	X	P
7112	Spectator sports	C	X	X	C
71391	Golf courses and country clubs	X	X	X	X
71392	Skiing facilities	X	X	X	X
71393	Marinas	P	X	X	X
71394	Fitness and recreational sports centers	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>
71399	All other amusement and recreation industries	P <sup>1</sup>	X	X	P <sup>1</sup>
72	Accommodations and food services				
721	Accommodation	X	X	X	P
722	Food services and drinking places	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>
7223	Special food services	P	P	P	P
81	Other services (except public administration)				
811	Repair and maintenance	P <sup>3</sup>	P <sup>3</sup>	P <sup>3</sup>	P <sup>3</sup>
8111	Automotive repair and maintenance	P <sup>3</sup>	P <sup>3</sup>	P <sup>3</sup>	C
8113	Commercial and industrial machinery and equipment (except automotive and electronic repair and maintenance)	P <sup>3</sup>	P <sup>3</sup>	P <sup>3</sup>	C
812	Personal and laundry services	P <sup>1</sup>	X	X	P <sup>1</sup>
81221	Funeral homes and funeral services	X	X	X	P
81222	Cemeteries and crematories	C	C	C	C
8123	Dry cleaning and laundry services	P <sup>1</sup>	X	X	P <sup>1</sup>
81233	Linen and uniform supply	P	P	X	P
81291	Pet care (except veterinary) services	P <sup>1</sup>	X	X	P <sup>1</sup>
813	Religious, grant making, civic, professional, and similar organizations	X	X	X	C
92	Public administration <sup>10</sup>	P	X	X	P
92214	Correctional institutions <sup>10</sup>	C	C	X	X
<b>G. Other Uses Not Listed as NAICS Codes</b>					
1.	Service stations for vehicle fleets, including cardlock facilities	P	P	P	P
2.	Personal property storage including outdoor RV and boat storage	P	X	X	X
3.	Accessory uses				
a.	Administrative, educational, and other related activities and facilities	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>
b.	Caretaker, security or manager residence when incorporated as an integral part of a permitted use	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>
c.	Off-site hazardous waste treatment and storage facilities (subject to RCW 70.105.210)	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>
4.	Other Uses				
a.	Parks, trails and related uses <sup>10</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>
b.	Existing residential uses without any increase in density, including accessory uses and structures normal to a residential environment. Replacement of such structures requires county approval prior to the removal of the existing structure(s) and is subject to the limits regarding the replacement.	P	P	P	P
c.	Legally existing commercial and industrial use structures	P	P	P	P
d.	Public facilities for the support of construction projects and agency operations, including offices for employees of the facility	P	P	P	P
e.	Electric vehicle infrastructure	P	P	P	P
f.	Coffee and food stands two hundred (200) square feet or less	P <sup>8</sup>	P <sup>8</sup>	P <sup>8</sup>	P <sup>8</sup>
g.	Agricultural stands and markets	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>
h.	Medical marijuana cooperative	X	X	X	X
i.	Marijuana production facilities	P <sup>11</sup>	P <sup>11</sup>	X	X
j.	Marijuana processor I facilities	P <sup>11</sup>	P <sup>11</sup>	X	P <sup>11</sup>
k.	Marijuana processor II facilities	P <sup>11</sup>	P <sup>11</sup>	X	P <sup>11</sup>
l.	Marijuana retailer facilities	X	X	X	X

<sup>1</sup> These uses shall be limited to a maximum of ten percent (10%) of the gross floor area of all buildings within the development site. These uses are intended to serve and support the needs of employees, clients, customers, vendors, and others having business at the industrial site, to allow limited retail sales of products manufactured on site, to attract and retain a quality workforce, and to further other public objectives such as trip reduction.

<sup>2</sup> Permitted only in association with a permitted use.

20004-20402 NE 10th Ave, Ridgefield WA

COURTESY CITY OF RIDGEFIELD





## 'DISCOVERY CORRIDOR' ALONG INTERSTATE 5 POISED FOR GROWTH



PORT OF  
**RIDGEFIELD**  
WASHINGTON

By **Port of Ridgefield** – April 6, 2016

Like a musician in Nashville, an actor in Hollywood or a writer in New York, there's a stretch of highway in north Clark County that's waiting to be discovered.

The area's tireless promoters don't expect to wait much longer for recognition.

"We're now, and we're next," proclaims Ridgefield City Manager Steve Stuart.

The Discovery Corridor has been hiding in plain view for some time now. First designated in 1999, the corridor stretches along Interstate 5 from Washington State University Vancouver to the Cowlitz casino now under construction. Since then, the region and the nation have endured at least two economic downturns and recoveries. While growth in the county continues, it's here that local leaders imagine the jobs of the future.

"There's tremendous pressure on this area to grow," Port of Ridgefield CEO Brent Grening said. "Residential is the first wave, and you've been seeing that. Industrial is way up year-over-year. Commercial and retail may be lagging a bit, but we think that's coming, too."

Stuart and Grening drove a group of local and state officials on a journey through the corridor earlier this month to "let the corridor speak for itself," Grening said. "A lot of what you're going to see wasn't here 10 years ago."

Grening and other business boosters believe the lush green spaces and farmland of north Clark County will someday make way for buildings full of paycheck-producing jobs and parking lots for workers.

"Seattle has the technology corridor, which ran from Bothell to Boeing," Grening said. "That brought thousands of jobs — Seattle just exploded out that direction. That's when I began to see this."

Readying the corridor has taken cooperation among the port and cities. Millions of dollars have been spent on infrastructure projects to better prepare Ridgefield, La Center, Salmon Creek and Battle Ground for a wave of employers. New I-5 interchanges, roundabouts and bridges will go a long way toward attracting those employers, officials said.

"When you look at our interchange and how it's been able to spur economic development, certainly (others are) looking at similar opportunities," Stuart said.

The Discovery Corridor has already seen job creation at such places as Dollar Tree's distribution center, United Natural Foods Inc., Parr Lumber and Agave Denim.

Full Article at <https://portridgefield.org/discovery-corridor-along-interstate-5-poised-growth>



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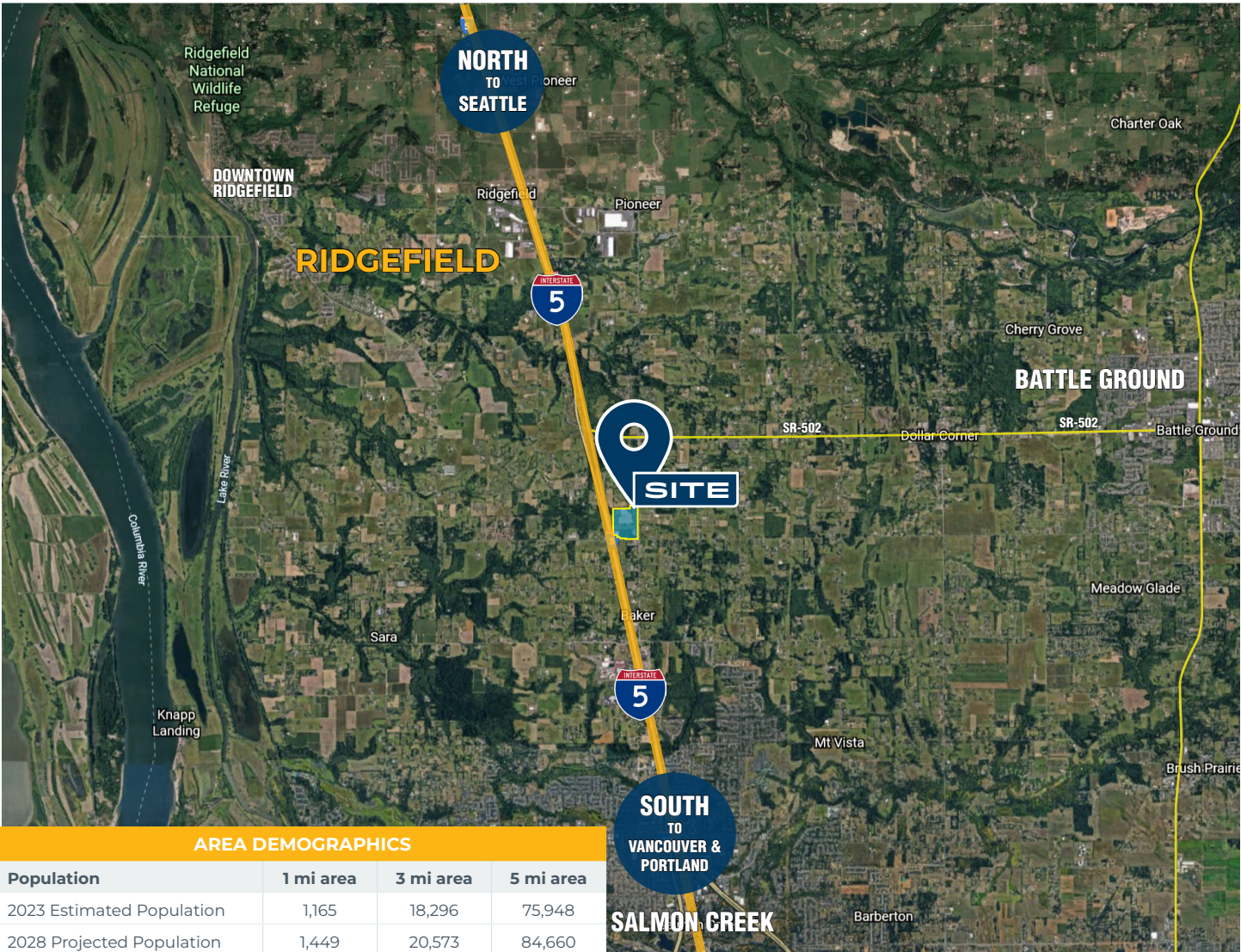
# Clark County Top 5 Employers

2018 Vancouver-SW Washington Business Journal

- **PeaceHealth:** 4,571 FTEs
- **Vancouver Public Schools:** 2,987 FTEs
- **Evergreen Public Schools:** 2,577 FTEs
- **Legacy Salmon Creek Medical Center:** 1,946 FTEs
- **Battle Ground Public Schools:** 1,519 FTEs







AREA DEMOGRAPHICS			
Population	1 mi area	3 mi area	5 mi area
2023 Estimated Population	1,165	18,296	75,948
2028 Projected Population	1,449	20,573	84,660
2020 Census Population	1,135	17,503	72,562
2010 Census Population	1,089	14,803	58,303
Projected Annual Growth 2023 to 2028	4.9%	2.5%	2.3%
Historical Annual Growth 2010 to 2022	0.4%	1.8%	2.4%
Households			
2023 Estimated Households	422	6,718	27,951
2023 Est. Average HH Income	\$175,120	\$149,525	\$151,705
2023 Est. Median HH Income	\$118,302	\$110,253	\$112,997
2023 Est. Per Capita Income	\$63,428	\$54,950	\$55,926
Businesses			
2023 Est. Total Businesses	51	671	2,645
2023 Est. Total Employees	251	4,070	15,938

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com

Welcome to the City of Ridgefield – the fastest growing community in Washington with a great deal to offer.

Whether you are looking for a day trip getaway, a business-friendly city for your company, or a vibrant community to call your home, Ridgefield has opportunities for everyone.

With its ample supply of open land and major infrastructure in place, Ridgefield is ready to proceed with quality development. Significant projects on the horizon in Ridgefield’s future include the construction of a Clark College satellite campus, a new Peace Health facility, and the commercial development of the Port of Ridgefield’s 40-acre waterfront site – a natural extension of the downtown area.

Text by City of Ridgefield  
<https://ridgefieldwa.us/welcome-to-ridgefield/>

