



WOODLAND INDUSTRIAL PARK

FOR LEASE OR SALE
931,186 SF IN TWO BUILDINGS

345 N Pekin Road
Woodland, WA 98674



**Under Construction
Delivery Q4 2026**

LIVE CONSTRUCTION FEED

Trammell Crow Company



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INTERSTATE ACCESS



- 1.5 miles (<5 minutes) from multiple exits
- Along Interstate 5 with no lights in between
- 21 miles From Portland to Woodland
- 134 miles From Seattle to Woodland

POTENTIAL USES



MANUFACTURING & PROCESSING



DISTRIBUTION



WHOLESALE BUSINESS



COMMERCIAL MOVING & STORAGE

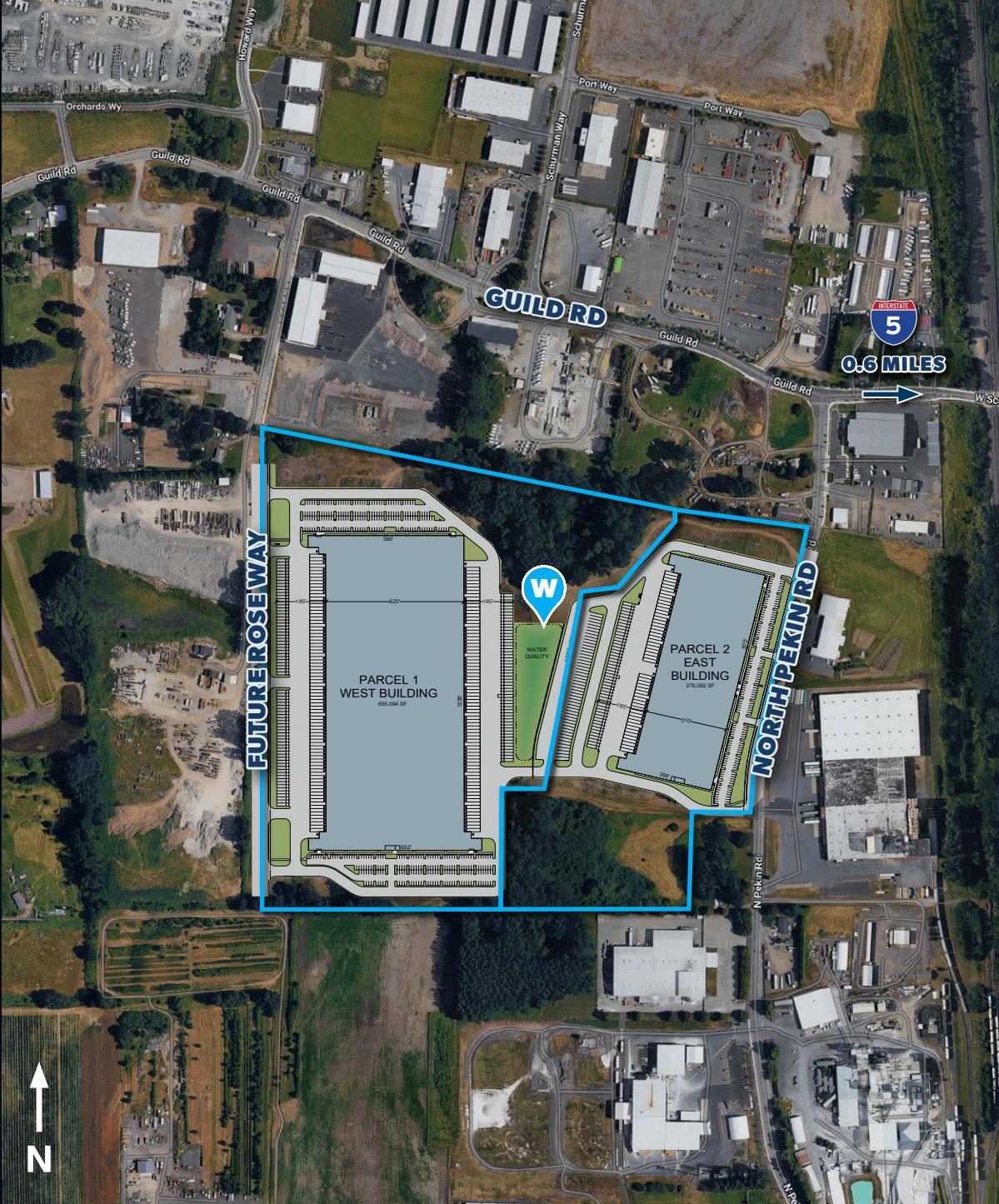


FOOD PROCESSING

[VIEW ZONING ONLINE](#)



PROPERTY OVERVIEW



PROPERTY DETAILS

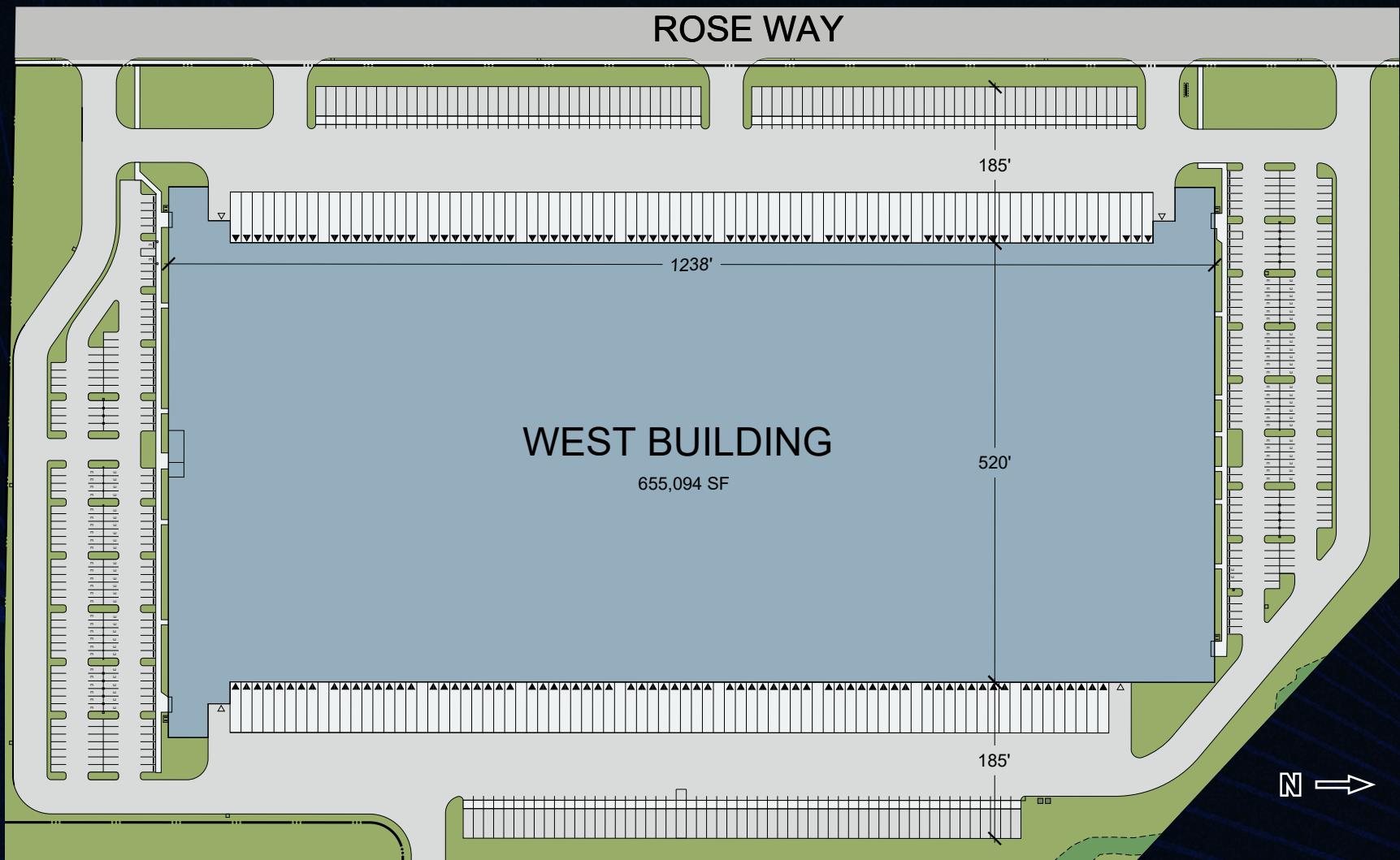
Address	345 N Pekin Road, Woodland, WA 98674
Lease Rate / Sale Price	Please Call Broker
Total Site Area	66.28 AC
West Building	655,094 SF
East Building	276,092 SF
Property Zoning	Light Industrial (I-1)
Functionality of Buildings	<ul style="list-style-type: none">Separate Truck & Auto ParkingAvailability of Yard StoragePower 10,000 amps or 7.16 MWSite Flexibility
Availability	Under Construction Delivery Q4 2026

Key Location Attributes:

- Within 3 minutes of multiple I-5 on-ramps/off-ramps
- No Personal or Corporate Income Tax
- City of Woodland Incentives "Pro Business City with Available Incentives"
- Population of 6.5M within 2 hour drive

Sales Tax & Racking Incentive Available!

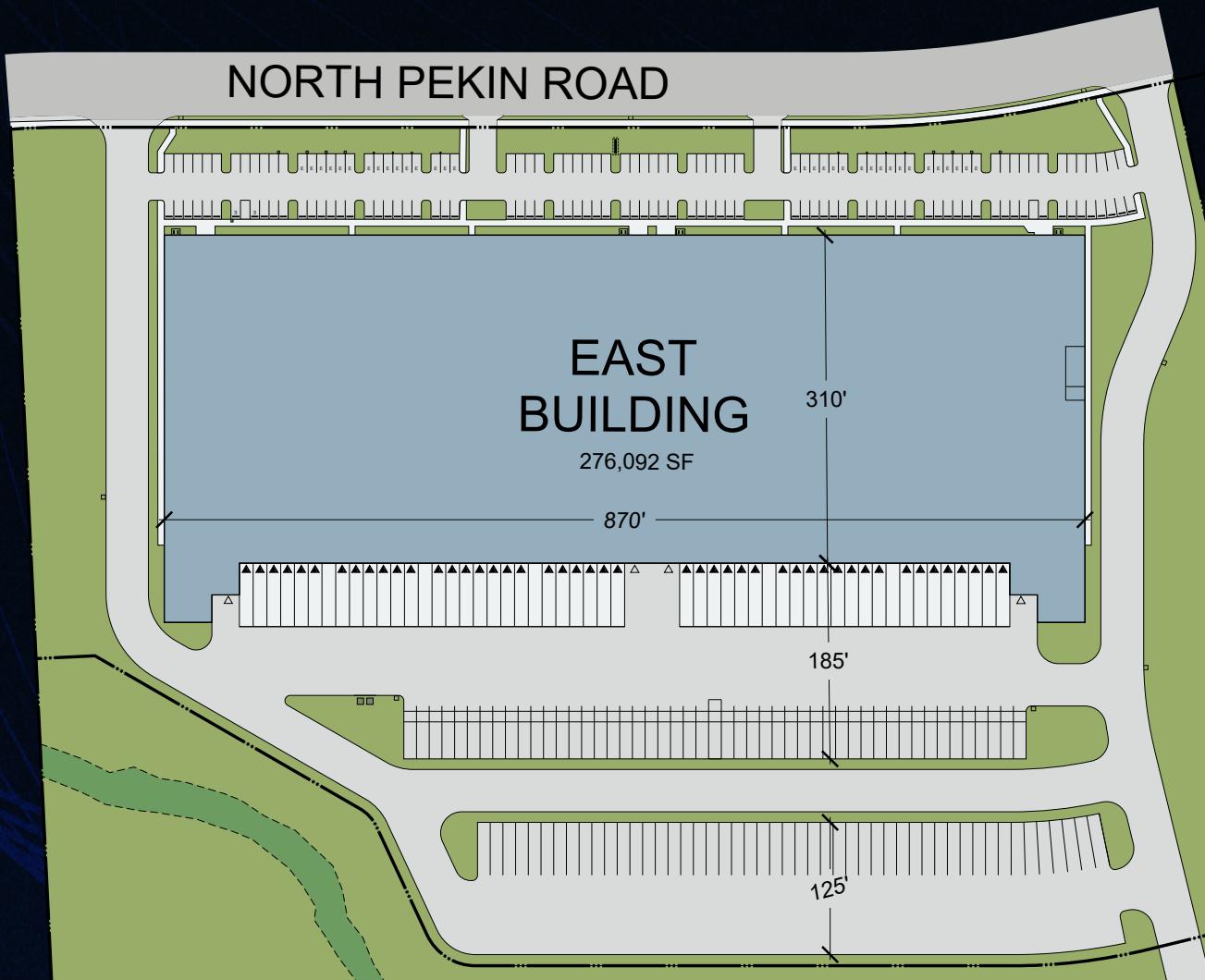
[Click for More Info](#)



WEST BUILDING DETAILS

Building Area	Site Size	Clear Height	Dock Doors	Grade Doors	Trailer Parking	Auto Parking	Power
325,000 - 655,094 SF	41 Acres	40'	147	4	130	378 (0.6/1,000)	6,000 amps or 4.90 MW

EAST BUILDING

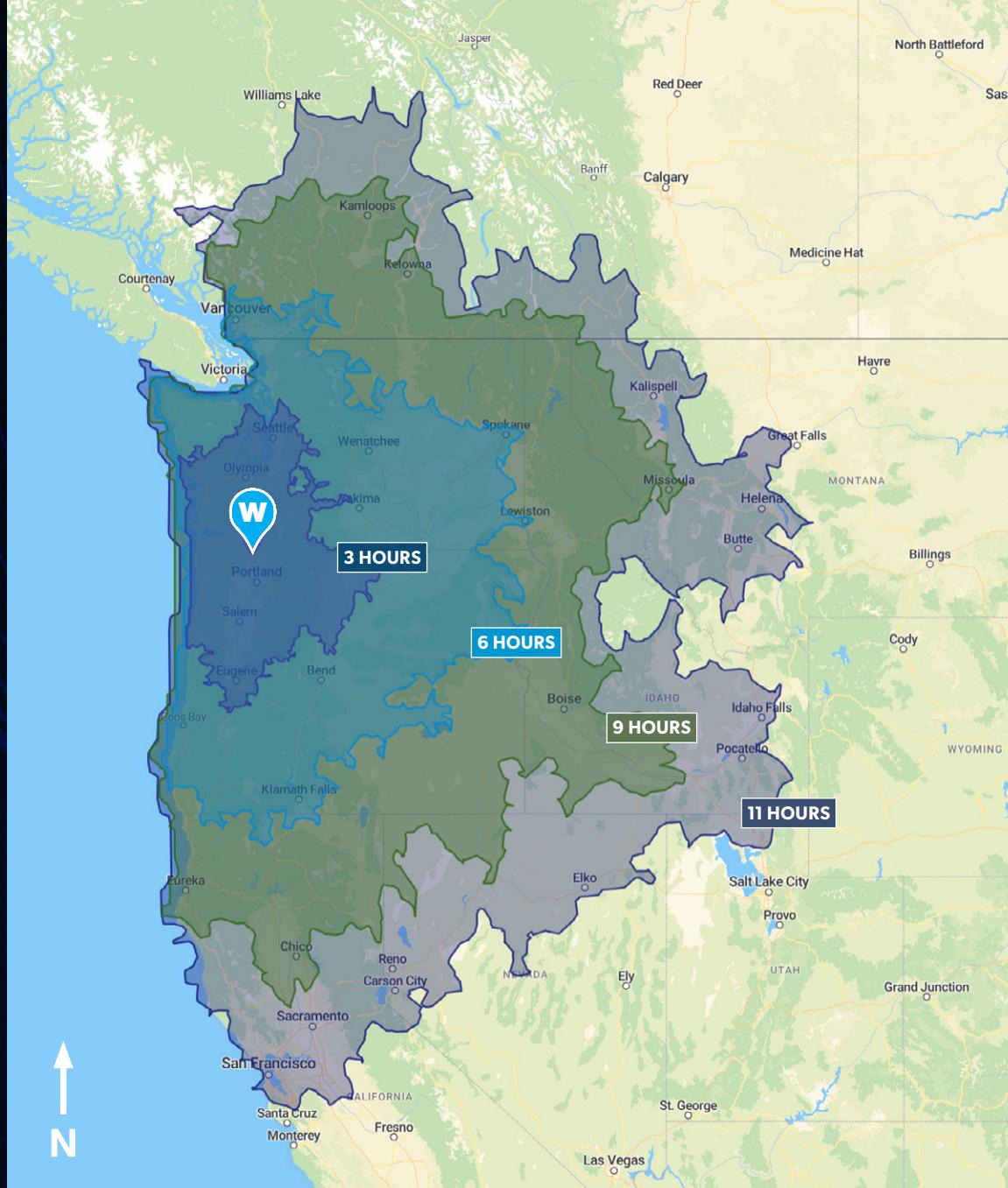


EAST BUILDING DETAILS

Building Area	Site Size	Clear Height	Dock Doors	Grade Doors	Trailer Parking	Auto Parking	Power
75,000 - 276,092 SF	24 Acres	36'	47	4	48	159 (0.6/1,000)	4,000 amps or 2.26 MW



DRIVE TIMES



DRIVE TIMES

LOCATION	DISTANCE FROM PROPERTY	
Portland, OR	21 miles	≈ 19 min
Eugene, OR	133 miles	≈ 2.28 hrs
Seattle, WA	134 miles	≈ 2.19 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

POPULATION

DRIVE TIME	2025 POPULATION
3 Hours	8,805,537
6 Hours	11,767,612
9 Hours	14,575,898
11 Hours	28,441,936

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.