


HARMONY

INDUSTRIAL CENTER

121,606 - 324,273 SF Class A Industrial Delivering 2025
For Lease or For Sale Build-To-Suit

→ [LIVE LOOK AT CONSTRUCTION](#)

DEVELOPED BY

 PANATTONI®

EXCLUSIVELY LEASED BY

 **Kidder
Mathews**

18712 SE 1st Street | Vancouver, WA



445,879 SF

TOTAL SQUARE FEET

Q3 2025

DELIVERY

Class A

BUILD-TO-SUIT OFFICE

ECX

ZONING

ABOUT THE PROJECT

Harmony Industrial Center offers prospective tenants strategically located distribution space to fit the needs of Vancouver's rapidly growing industrial market.

As the Portland Metro industrial market continue to ascend, Vancouver has followed close behind. Located adjacent to the new planned HP Campus (\$1.5mm SF), Harmony Industrial Center offers flexible sizes for the modern tenant. This new Class-A development will offer prospective tenants superior clear heights, loading capabilities, trailer parking and proximity to employee amenities. Simply put, for tenants looking to relocate or expand in the Portland Metro Region, Harmony Industrial Center's attributes can't be matched.

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121,606-324,273 SF BUILDING



BUILD-TO-SUIT OFFICE



**LOADING DOORS
DOCK AND GRADE**



32-36' CLEAR HEIGHT



**345 AUTO STALLS
369 TRAILER STALLS**



2025 DELIVERY



36 ACRES OF LAND (1.5MM SF)



**CONCRETE TILT CONSTRUCTION
WITH REINFORCED SLAB**



THREE PHASE POWER



ESFR FIRE PROTECTION



ECX ZONING



**CALL FOR SALE PRICE
& LEASE RATES**

BUILDING HIGHLIGHTS

SITE PLAN

Building Size 121,606-324,273 SF

Divisible to ±40,000 SF

Dock Doors 85 Total

Clear Height 32-36'

Office Area BTS

Loading Rear Loading

Fire System ESFR

Column Spacing Typical 50'x60'

Electric Three Phase Power

Parking 345 spaces

Trailer Parking 369 stalls



SITE PLAN



SOUTH ELEVATION



NORTH ELEVATION

TOP OF PARAPET
46'-0"
CLEAR HEIGHT
36'-0"
MEZZ. LEVEL
15'-0"
FINISH GRADE
0'-0"



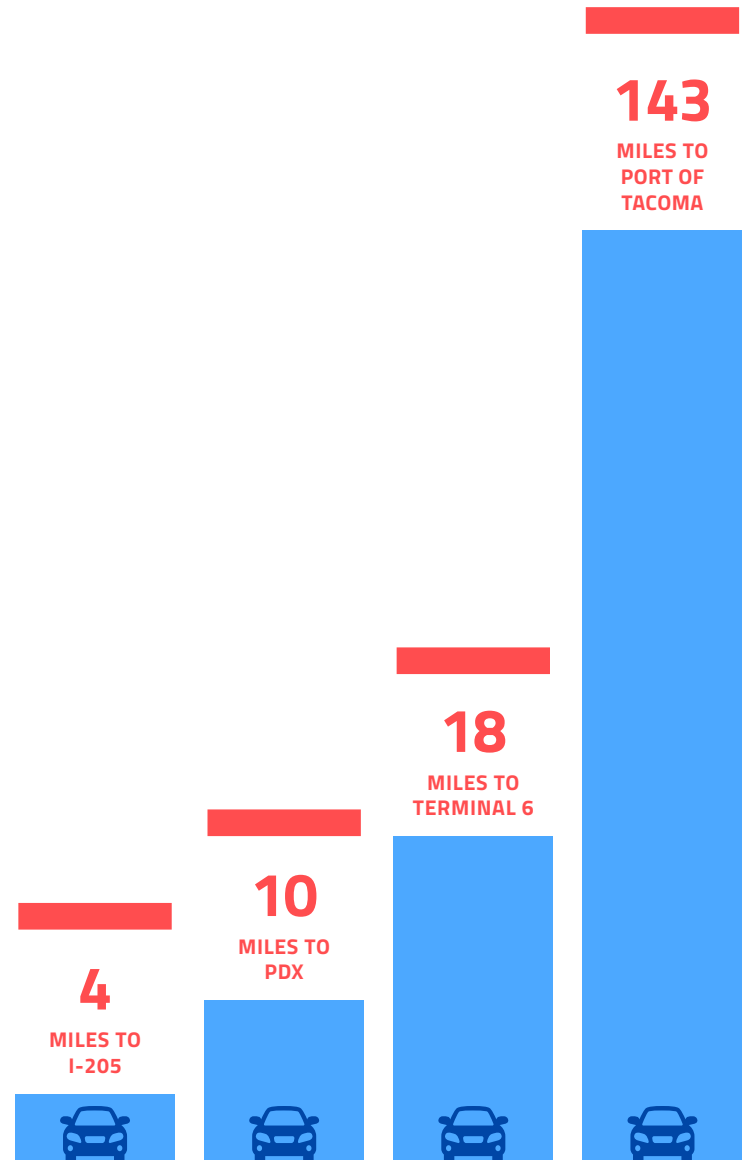
WEST ELEVATION

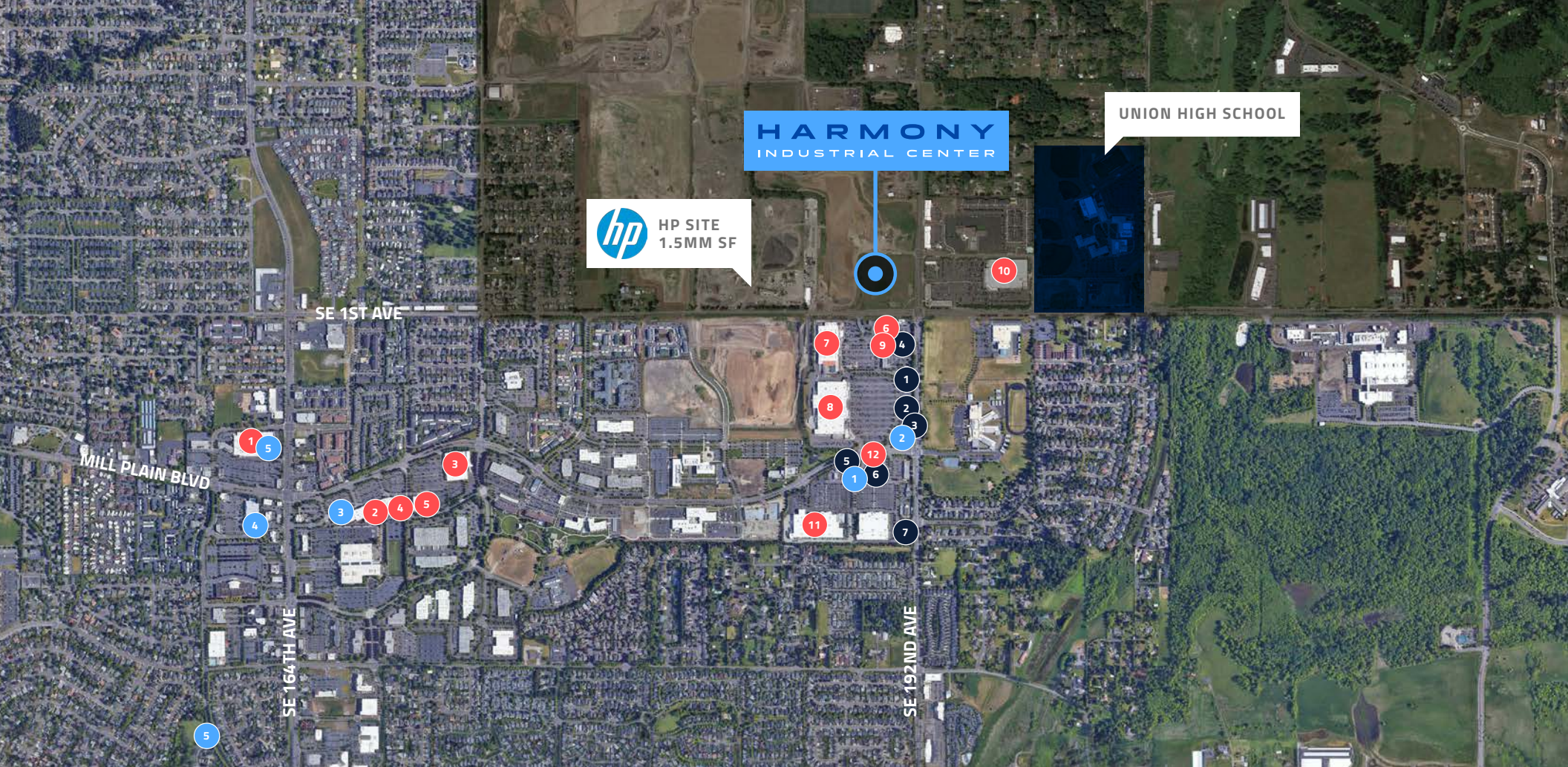


EAST ELEVATION



COMPLETELY CONNECTED





RESTAURANTS

- 1 Wendy's
- 2 Cafe Yum
- 3 Panda Express
- 4 Popeyes
- 5 Burger King
- 6 Mod Pizza
- 7 Sonic

SHOPPING

- 1 Target
- 2 Michaels
- 3 Kohl's
- 4 Bed Bath & Beyond
- 5 World Market
- 6 Chase

- 7 Home Depot
- 8 Walmart
- 9 Pet Smart
- 10 Costco
- 11 Lowe's
- 12 Key Bank

COFFEE

- 1 Dutch Bros
- 2 Starbucks
- 3 Peet's Coffee
- 4 Starbucks
- 5 Starbucks
- 6 Black Rock Coffee



HARMONY

INDUSTRIAL CENTER

For leasing information contact

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