

MT VISTA LOGISTICS

583,318 SF Class A industrial building for lease or for sale

**PROJECT UPDATE
NOW UNDER CONSTRUCTION**

17009 -16713 NE 50th Ave | Vancouver, WA

DEVELOPED BY

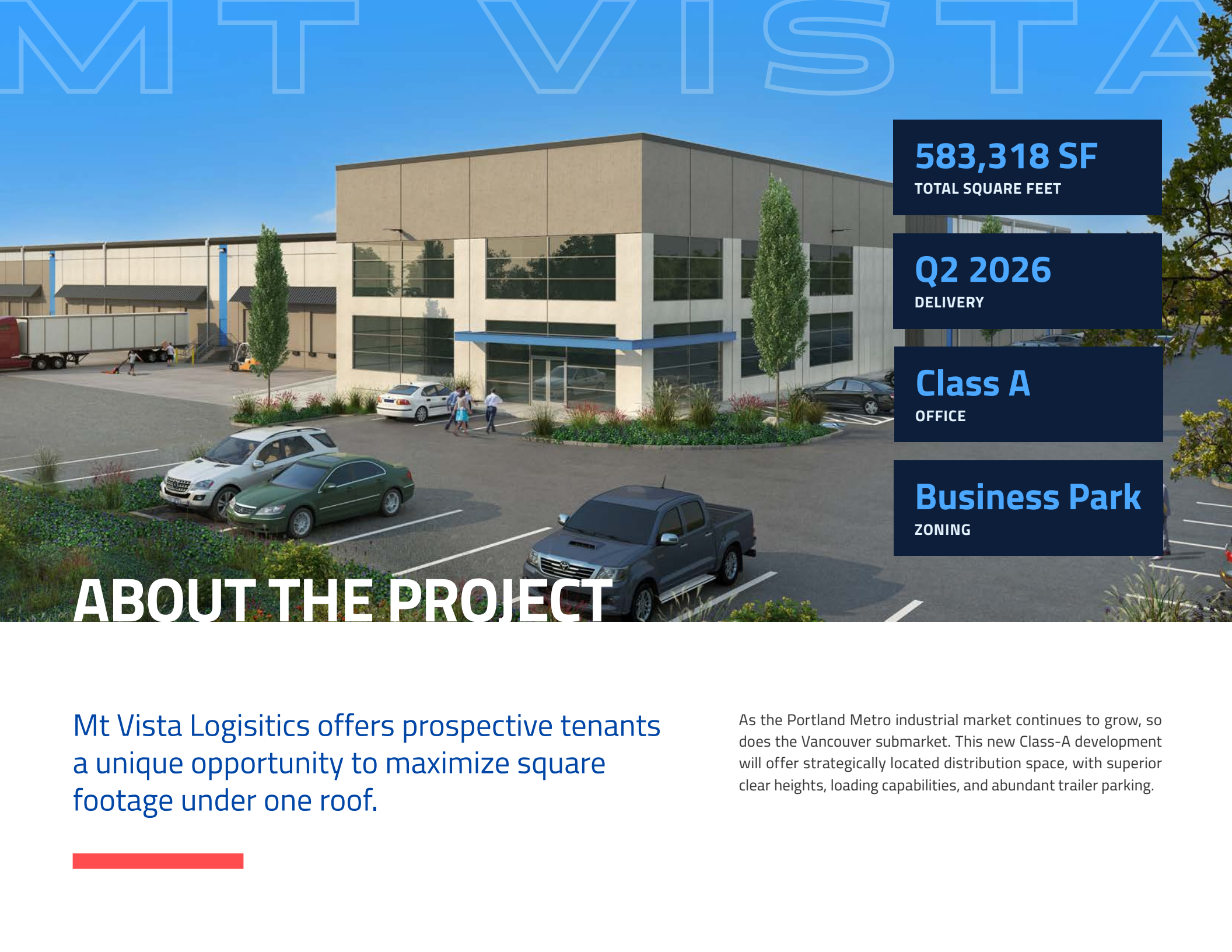
 PANATTONI®

MTVISTALOGISTICS.COM

EXCLUSIVELY LEASED BY

 **Kidder
Mathews**





583,318 SF

TOTAL SQUARE FEET

Q2 2026

DELIVERY

Class A

OFFICE

Business Park

ZONING

ABOUT THE PROJECT

Mt Vista Logistics offers prospective tenants a unique opportunity to maximize square footage under one roof.

As the Portland Metro industrial market continues to grow, so does the Vancouver submarket. This new Class-A development will offer strategically located distribution space, with superior clear heights, loading capabilities, and abundant trailer parking.



583,318 SF BUILDING



CLASS A OFFICE



**LOADING DOORS INCLUDE
108 DH & 4 GL**



40' CLEAR HEIGHT



**385 PARKING STALLS AND
177 TRAILER STALLS**



2026 DELIVERY



**33 ACRES
OF LAND**



**CONCRETE TILT CONSTRUCTION
WITH REINFORCED SLAB**



3,000 AMPS OF POWER



ESFR FIRE PROTECTION



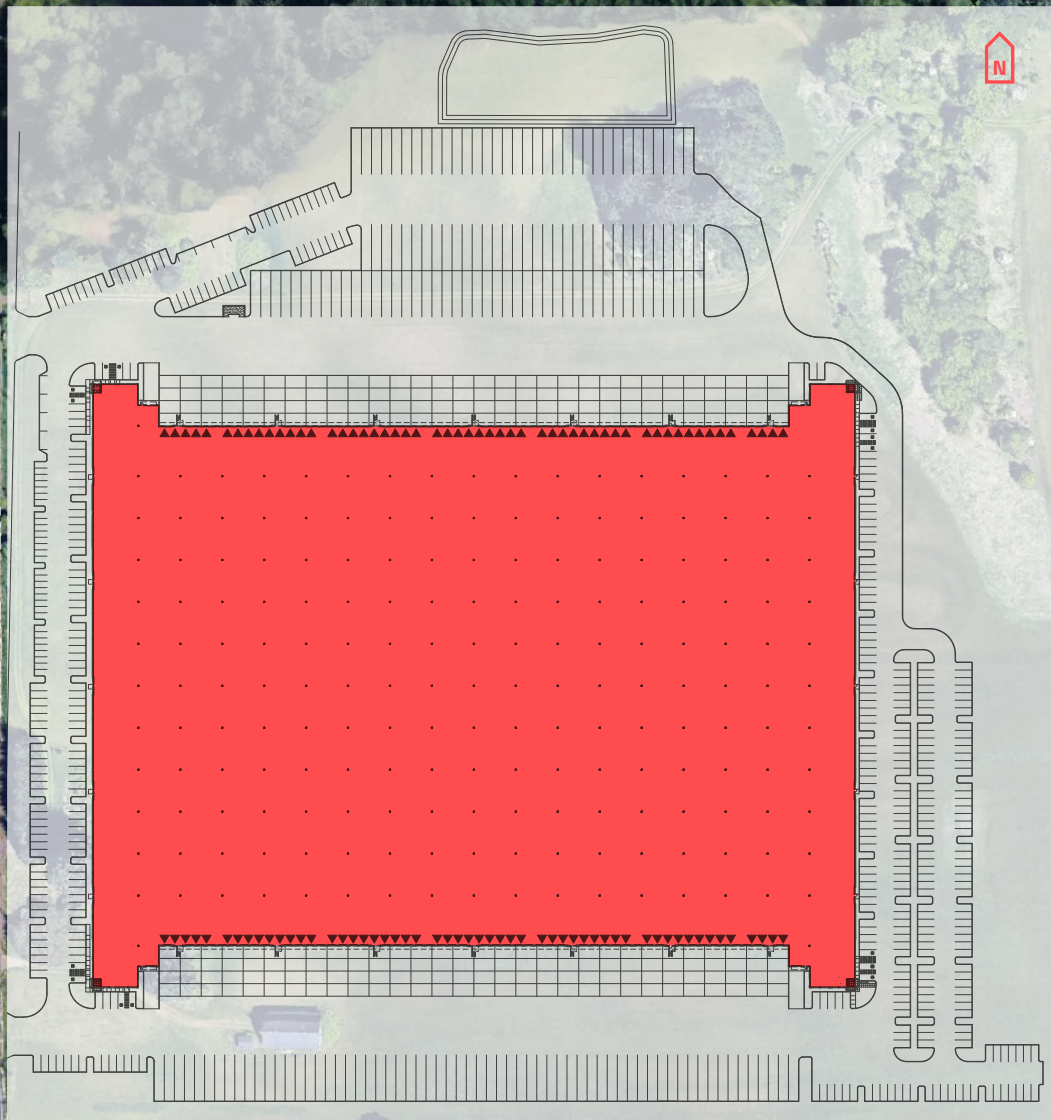
BUSINESS PARK ZONING



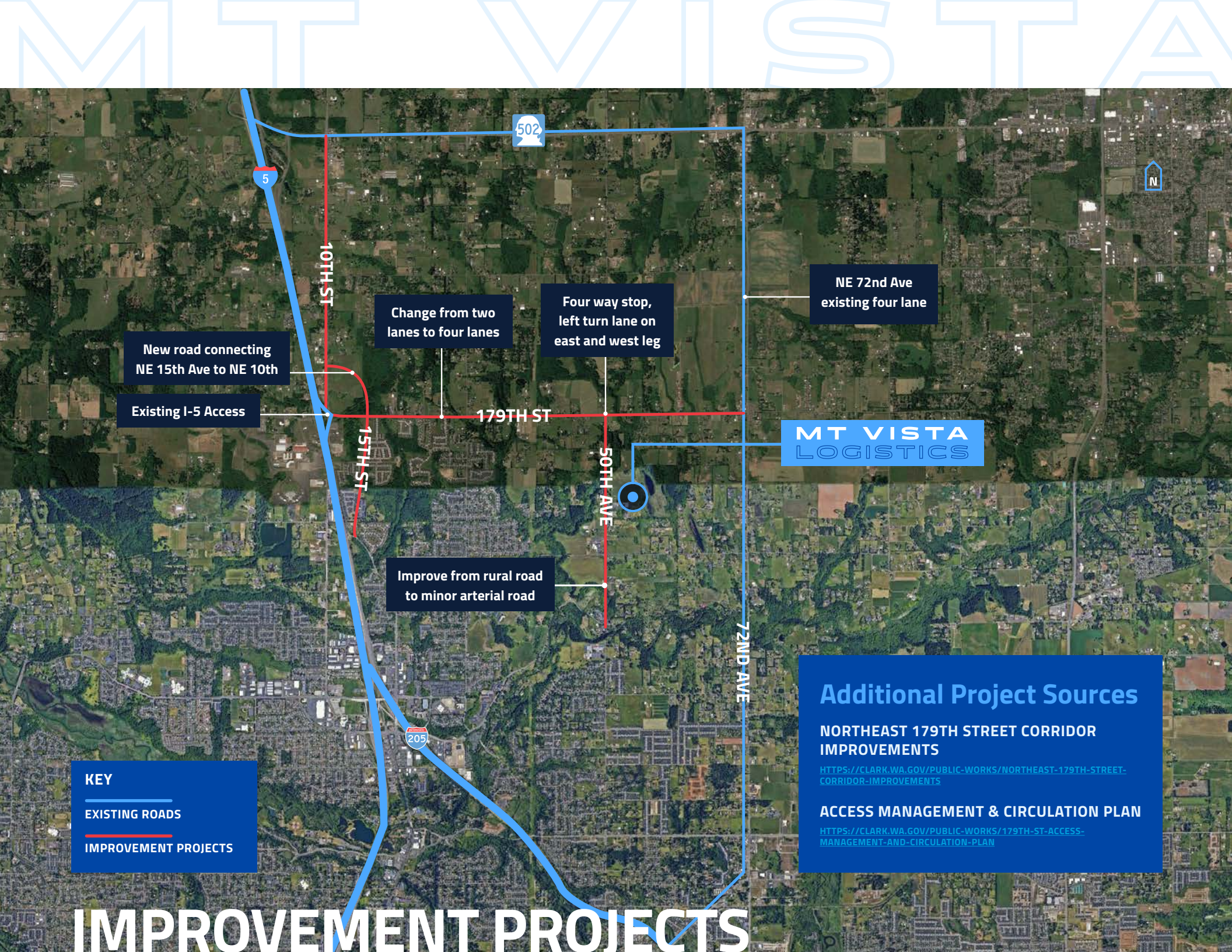
**CALL FOR SALE PRICE
& LEASE RATES**

BUILDING HIGHLIGHTS

SITE PLAN



Building Size	583,318 SF
Dock Doors	108 dock high
Grade Doors	4 grade level
Clear Height	40'
Office Area	BTS
Truck Courts	130'
Fire System	ESFR
Column Spacing	50' x 50' 60' speed bay
Electric	3,000 amps
Auto Parking	385 spaces
Trailer Parking	177 stalls



502

5

10TH ST

New road connecting
NE 15th Ave to NE 10th

Existing I-5 Access

Change from two
lanes to four lanes

Four way stop,
left turn lane on
east and west leg

NE 72nd Ave
existing four lane

179TH ST

15TH ST

50TH AVE

MT VISTA
LOGISTICS

Improve from rural road
to minor arterial road

72ND AVE

205

KEY
EXISTING ROADS
IMPROVEMENT PROJECTS

Additional Project Sources

**NORTHEAST 179TH STREET CORRIDOR
IMPROVEMENTS**

[HTTPS://CLARK.WA.GOV/PUBLIC-WORKS/NORTHEAST-179TH-STREET-CORRIDOR-IMPROVEMENTS](https://clark.wa.gov/public-works/northeast-179th-street-corridor-improvements)

ACCESS MANAGEMENT & CIRCULATION PLAN

[HTTPS://CLARK.WA.GOV/PUBLIC-WORKS/179TH-ST-ACCESS-MANAGEMENT-AND-CIRCULATION-PLAN](https://clark.wa.gov/public-works/179th-st-access-management-and-circulation-plan)

IMPROVEMENT PROJECTS

NEARBY RETAILERS

Clark County Fairgrounds

Washington State
University Vancouver

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Salmon Creek

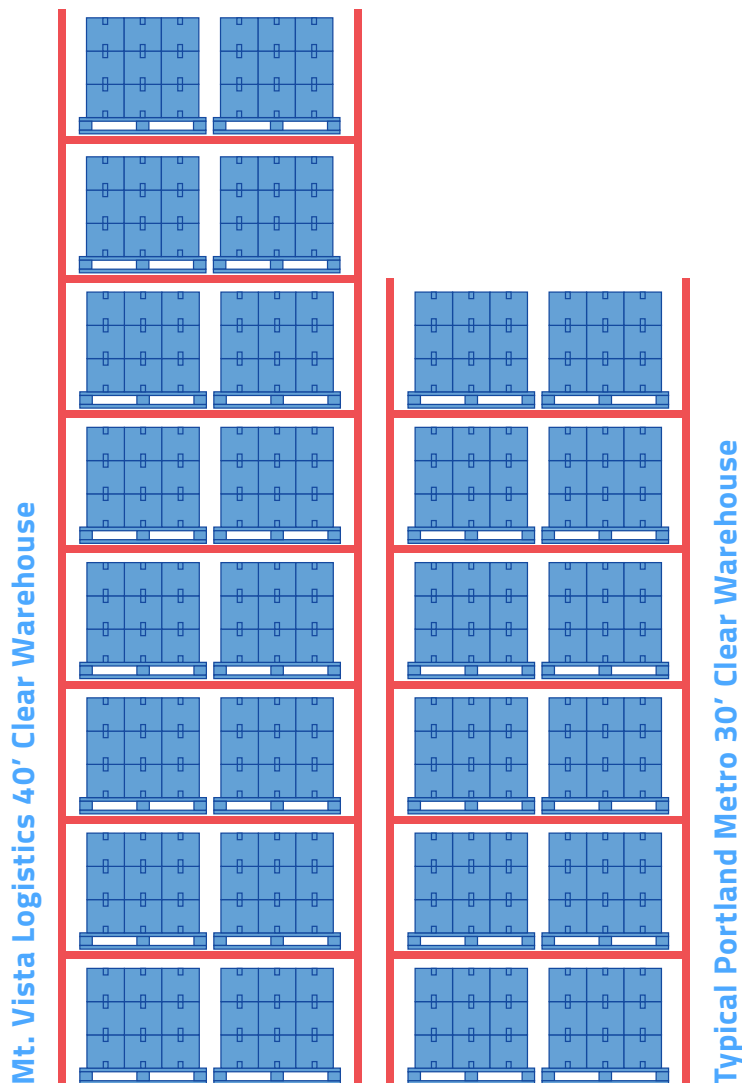


Hazel Dell



Walnut Grove

COMBATING RISING RENTS



Take advantage of cubic footage at Mt Vista Logistics

INCREASE PALLET POSITION BY 33%

REDUCE YOUR LEASE FOOTPRINT BY AT LEAST 20%

SAVE 25% ON YOUR BASE RENT, AND EVEN MORE WHEN YOU CONSIDER NNN

	TYPICAL PORTLAND METRO	MT VISTA LOGISTICS
SF	100,000 SF	75,000 SF
Clear Height	30'	40'
Cubic Footage	3,000,000	3,000,000
Pallet Height	6	8
	Base Rent @ \$1.00* = \$100,000/month	Base Rent @ \$1.00* = \$75,000/month
Estimated Base Rent	+ OP EX (NNN) @ \$0.26* = \$26,000/month	+ OP EX (NNN) @ \$0.26* = \$19,500 /month
Rent per Mo	\$126,000	\$94,500
5-Year Commitment	\$8,189,480	\$6,142,110

*Estimated rental rate/call for quote

Potential Savings at Mt Vista Logistics

\$31,500

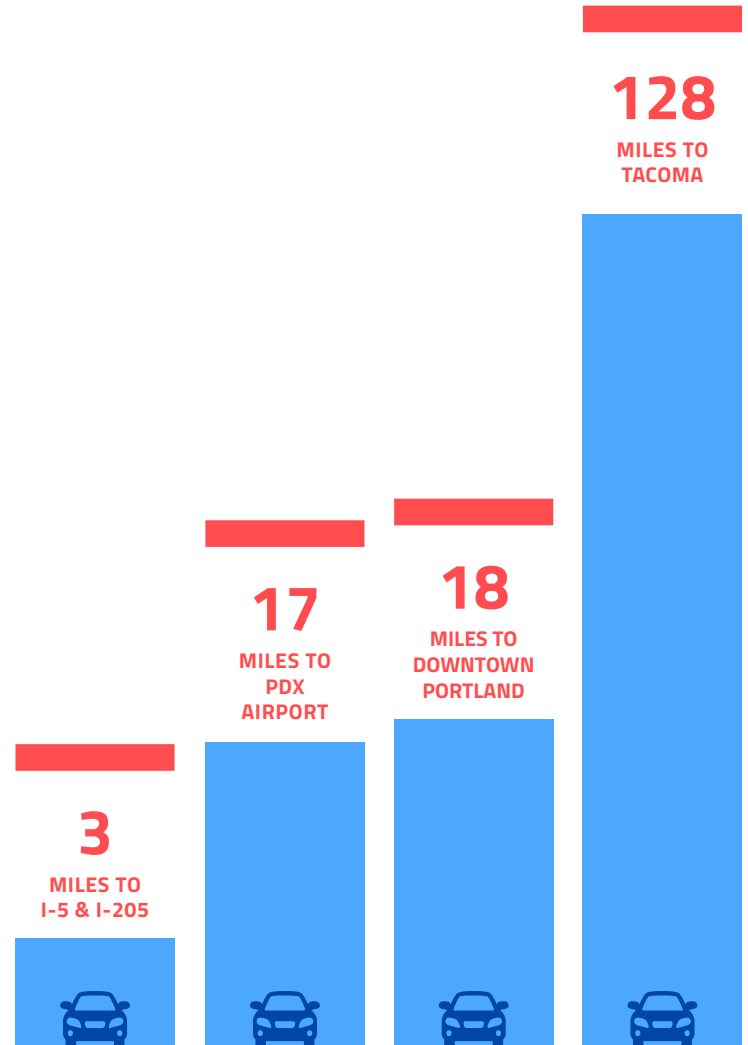
INITIAL MONTHLY SAVINGS

\$2,047,370 (25%)

TOTAL 5-YEAR COMMITMENT SAVINGS

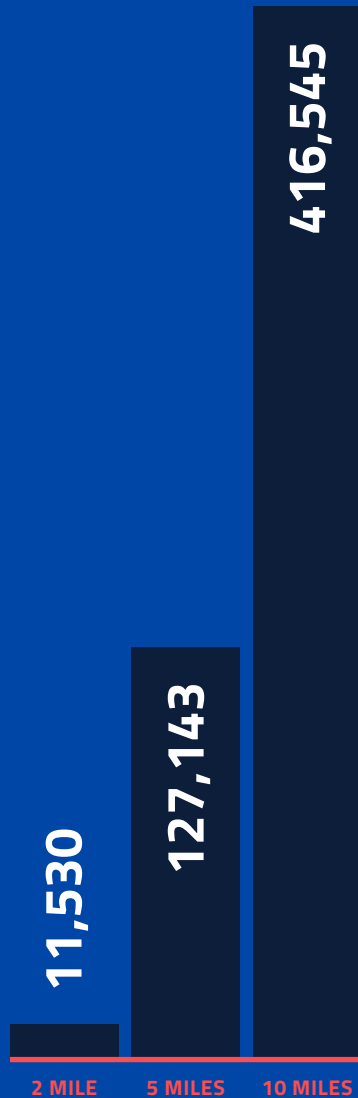


COMPLETELY CONNECTED

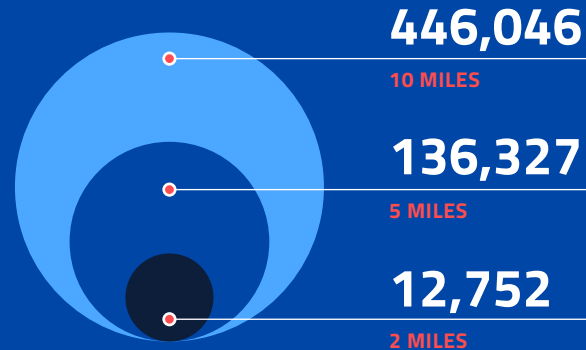


LABOR STATISTICS

Estimated
Population 2023



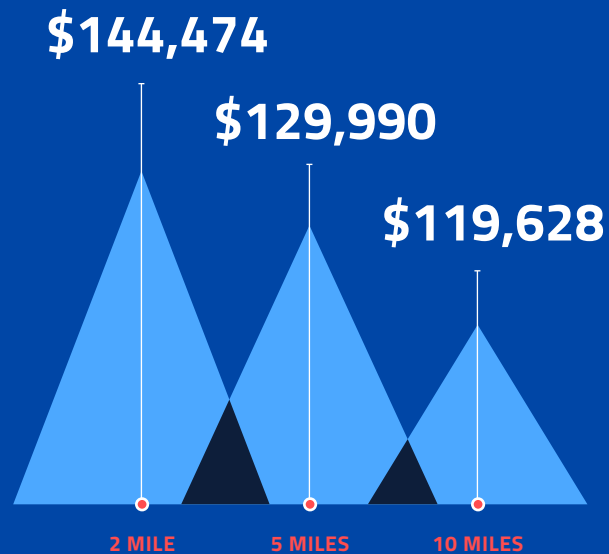
Population Forecast 2028



Population Growth 2023-2028



Average Household Income 2023



Estimated Employees 2023



MT VISTA LOGISTICS



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