

COLUMBIA RIVER WATERFRONT FEE SIMPLE INDUSTRIAL LAND

NW Old Lower River Rd, Vancouver, WA

FOR SALE

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 **Kidder
Mathews**

COLUMBIA RIVER WATERFRONT FEE SIMPLE INDUSTRIAL LAND

Rare large industrial development site located adjacent to the Port of Vancouver with waterfront capability

53.65 ACRES GROSS; ±35 acres developable

HEAVY INDUSTRIAL (IH) Zoning

NEARLY 1,000 FEET of Columbia River frontage

Sale Price: \$17,500,000

RIGHTS TO 11.01 acre aquatic lands lease

CONVENIENT to interstate freeways, PDX, rail & river transportation

CENTRAL LOCATION within greater Portland/Vancouver Metro Area



COLUMBIA RIVER WATERFRONT FEE SIMPLE INDUSTRIAL LAND

Property Description

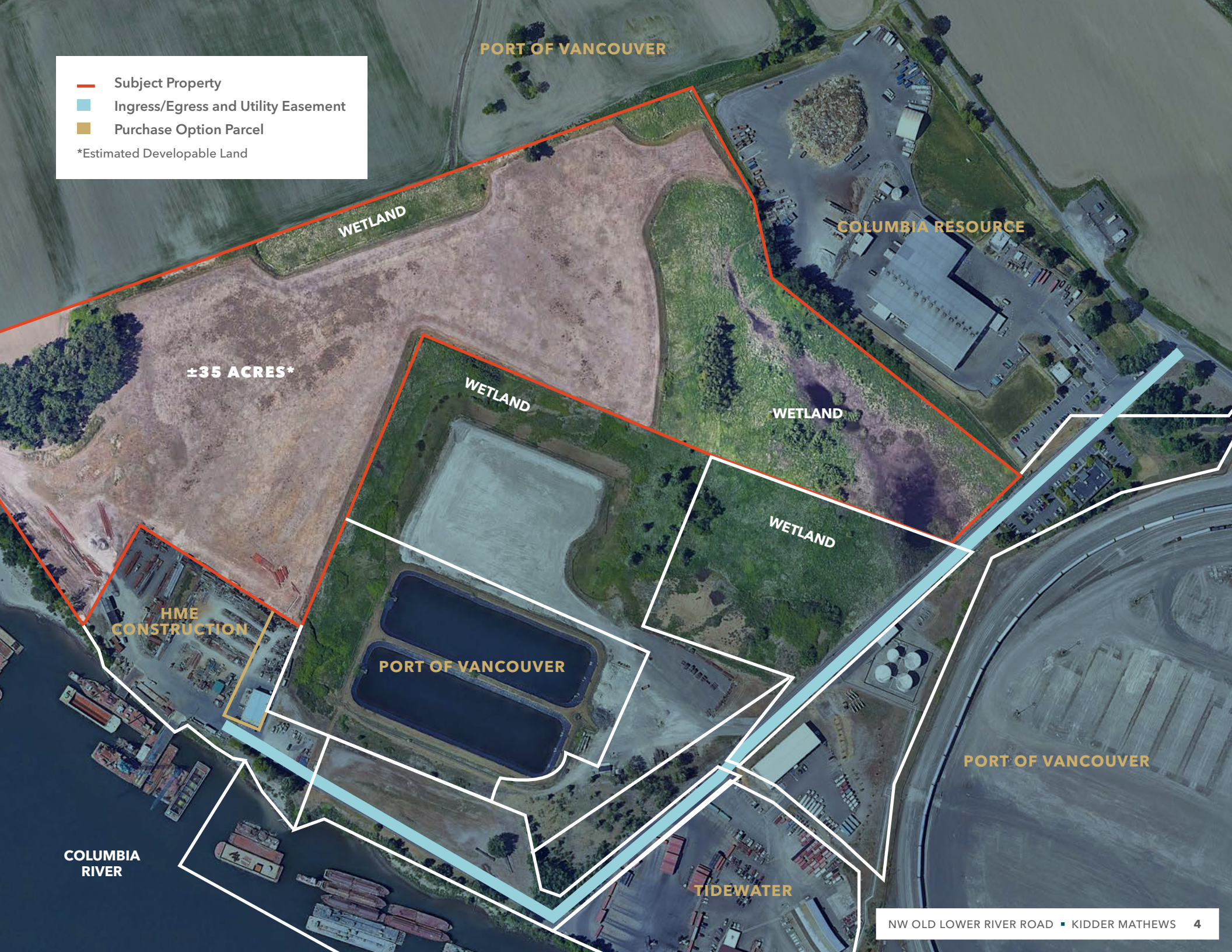
SITE	GROSS	NET DEVELOPABLE (ESTIMATED)	LOCATION
Assessor Parcel# 153107000	53.65 acres	±35 acres (wetlands impact)	Within 4 miles of I-5 via State Highway 501 to the east I-5 connects with I-84 and Portland CBD 8 miles south Vancouver CBD located 3 miles east
Utilities	Water and power to the site; storm sewer to be treated onsite; sanitary sewer requires extension to the site.		Adjacent to Port of Vancouver with over 800 acres, two Class 1 railroads and 13 deep-water berths
Access	Road access is provided to NW Old Lower River Rd via a 60-foot-wide easement for ingress/egress over adjacent properties. Access also requires execution of a purchase option for an approximate .6-acre parcel adjacent south.		Within 15 miles of Portland International Airport (PDX)
Aquatic Lands Lease	Area: 11.10 Acres Lease No.20-A123450		ZONING Heavy Industrial (IH); City of Vancouver Allows for intensive industrial uses including service, manufacturing and production, R & D, warehousing and freight, railroad yards, water-related and wholesale activities. Includes uses that involve raw materials, require significant outdoor storage, and generate heavy truck and/or rail traffic.

ENVIRONMENTAL NOTE

Environmental investigation has taken place at the property. Data from investigations have been submitted to the Departments of Ecology and Natural Resources and no additional investigation has been requested nor any cleanup file opened. Relevant documents in possession of the Seller will be made available to the ultimate buyer. All prospective buyers are responsible for completing their own independent assessment of the environmental conditions of the Property.

- Subject Property
- Ingress/Egress and Utility Easement
- Purchase Option Parcel

*Estimated Developable Land



PORT OF VANCOUVER

WETLAND

COLUMBIA RESOURCE

±35 ACRES*

WETLAND

WETLAND

WETLAND

HME CONSTRUCTION

PORT OF VANCOUVER

PORT OF VANCOUVER

COLUMBIA RIVER

TIDEWATER



**SUBJECT
PROPERTY**

VANCOUVER



WILLAMETTE RIVER



PORTLAND

COLUMBIA RIVER

 **PDX AIRPORT**

LOCATION

LOCATION DESCRIPTION

The Property is located in the City of Vancouver, Washington within the greater Portland/Vancouver Metropolitan Area. This is the largest metro area on the West Coast between Seattle and San Francisco with a population of about 2.5 million people. Vancouver sits on the north bank of the Columbia River directly across from Portland, Oregon. It has a population of 194,512 (2022), with the greater Clark County area population being 516,779 (2022). Clark County has been one

of the fastest growing counties in Washington with a population increase of 22% since 2010.

Vancouver has historically been somewhat of a bedroom community for Portland, with more affordable housing being a primary driver. However, over the past decade and particularly more recently it has raised its profile as a more primary business and residential address. In addition to being a more affordable option, the tax structure is more favorable for most businesses and individuals, including no state income tax.

The downtown Vancouver Columbia River waterfront has seen a transformation from an underutilized industrial area to a vibrant mixed-use district. Over \$1.5 billion has been invested to date with the first buildings opening in 2018. A mix of office, apartments, retail, restaurants, boutique hotel and extensive public spaces have either been completed or under construction. The master plan calls for 3,000 residential units, 1.25 million SF of Class A office, boutique hotel, flagship

restaurants, unique retail spaces, and river-oriented public spaces.

The industrial base in Clark County is substantial and growing. The existing river, rail, proximity to the Portland International Airport, proximity to Interstate 5 and Interstate 84, and the large Portland/Vancouver metropolitan area population base combine for an extraordinary West Coast industrial location. The property is also surrounded by the Port of Vancouver, which includes over 800 acres of currently operating facilities including two Class 1 railroads and 13 deep-water births. There are over 50 tenants at the Port with top trading partners including Japan, Australia, China and Europe among others.

Clark County has been the recent beneficiary of a significant number of metropolitan Portland Businesses fleeing the metro area over a perceived reduction in livability, coupled with what is felt to be an onerous tax structure.





For more information, contact

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