



# Prologis Park Vancouver - Building 2

La Frambois Road

Vancouver, Washington

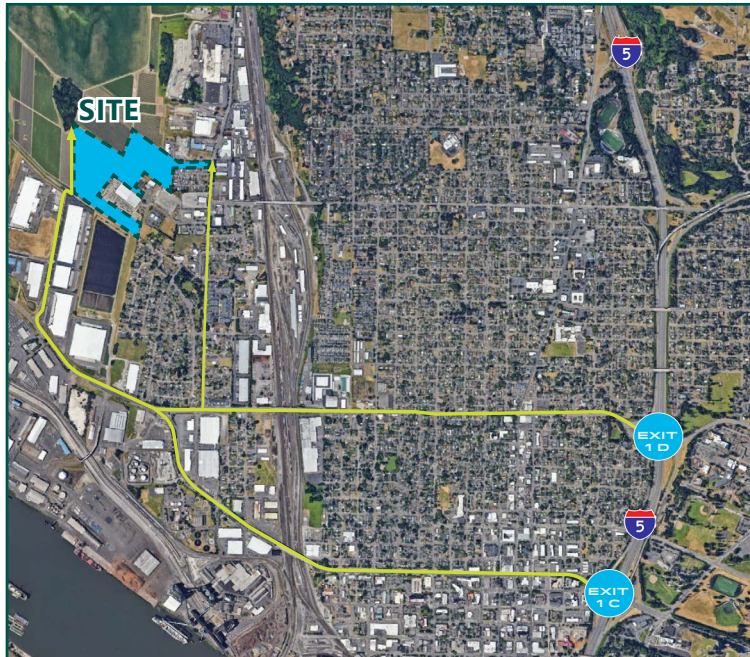
63,450 – 173,141 Square Feet Available  
New, Class A Development in Vancouver

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Vancouver, WA



63,450 – 173,141

square feet available

1.7 miles

from Interstate 5

Q4 2025

estimated delivery date

## Property Description

- Newest Class A Development Industrial Park in Southwest Vancouver
- Multiple Buildings Provide Flexibility on Size
- Trailer Parking and Secure Yard Storage Available

## Building Two

- Shell: 173,141 SF Divisible to 63,450 SF
- Office: 2,500 - 8,000 SF
- Clear Height: 32'
- Auto Parking: 117
- Trailer Parking: 37
- Dock Doors: 29
- Drive-In Doors: 2

## Highway Access

- 1.7 Miles from Interstate 5
- 3 Miles from Hwy 14
- 10 Miles from Interstate 84
- Multiple Exits to and from Interstate 5

## Location

- 1 Mile from Port of Vancouver
- 5 Miles from Portland
- 13 Miles from PDX

## Taxes

- No Corporate & Personal Income Tax

## Zoning

- Light Industrial (IL), City of Vancouver

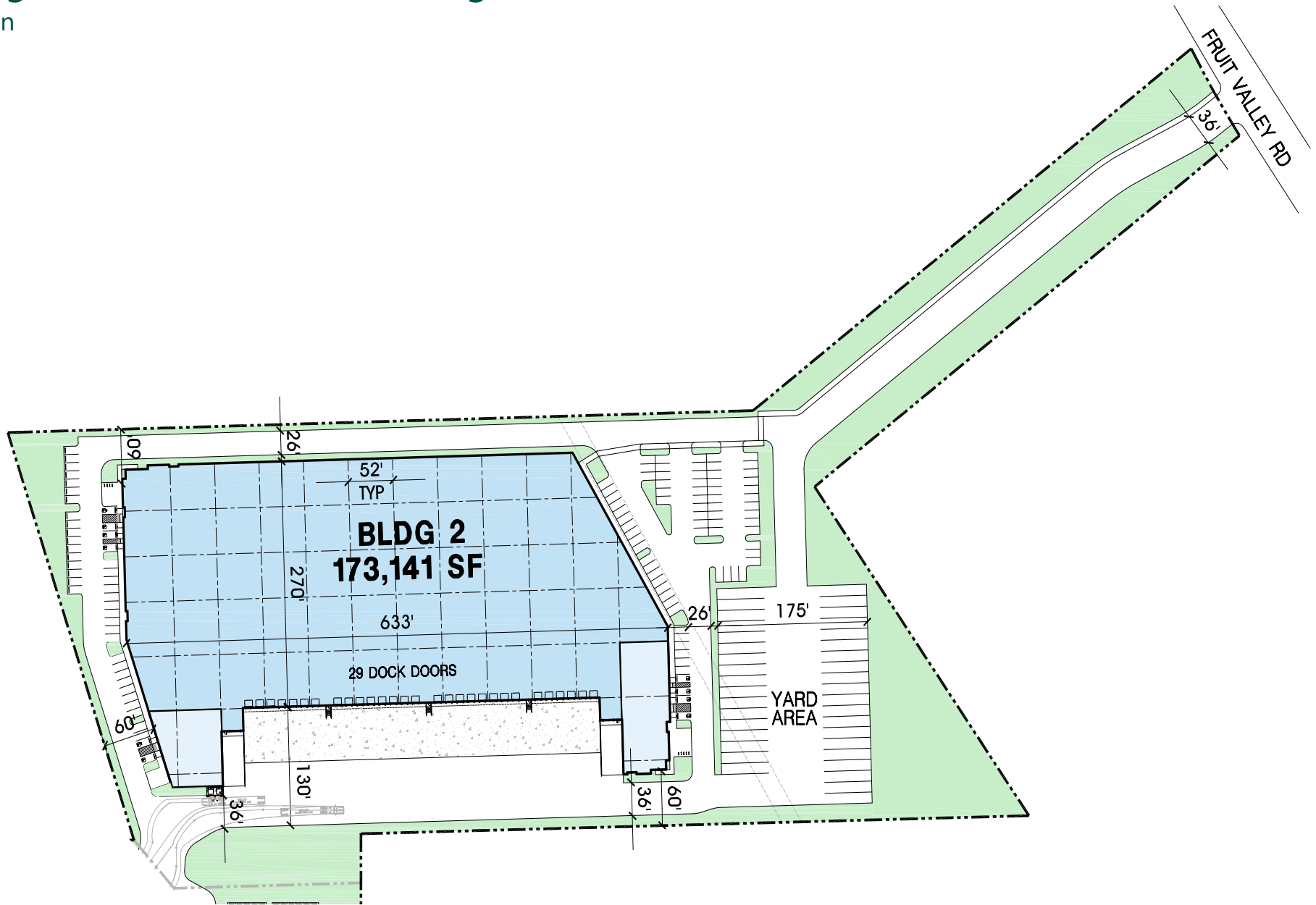
## Local Advantages

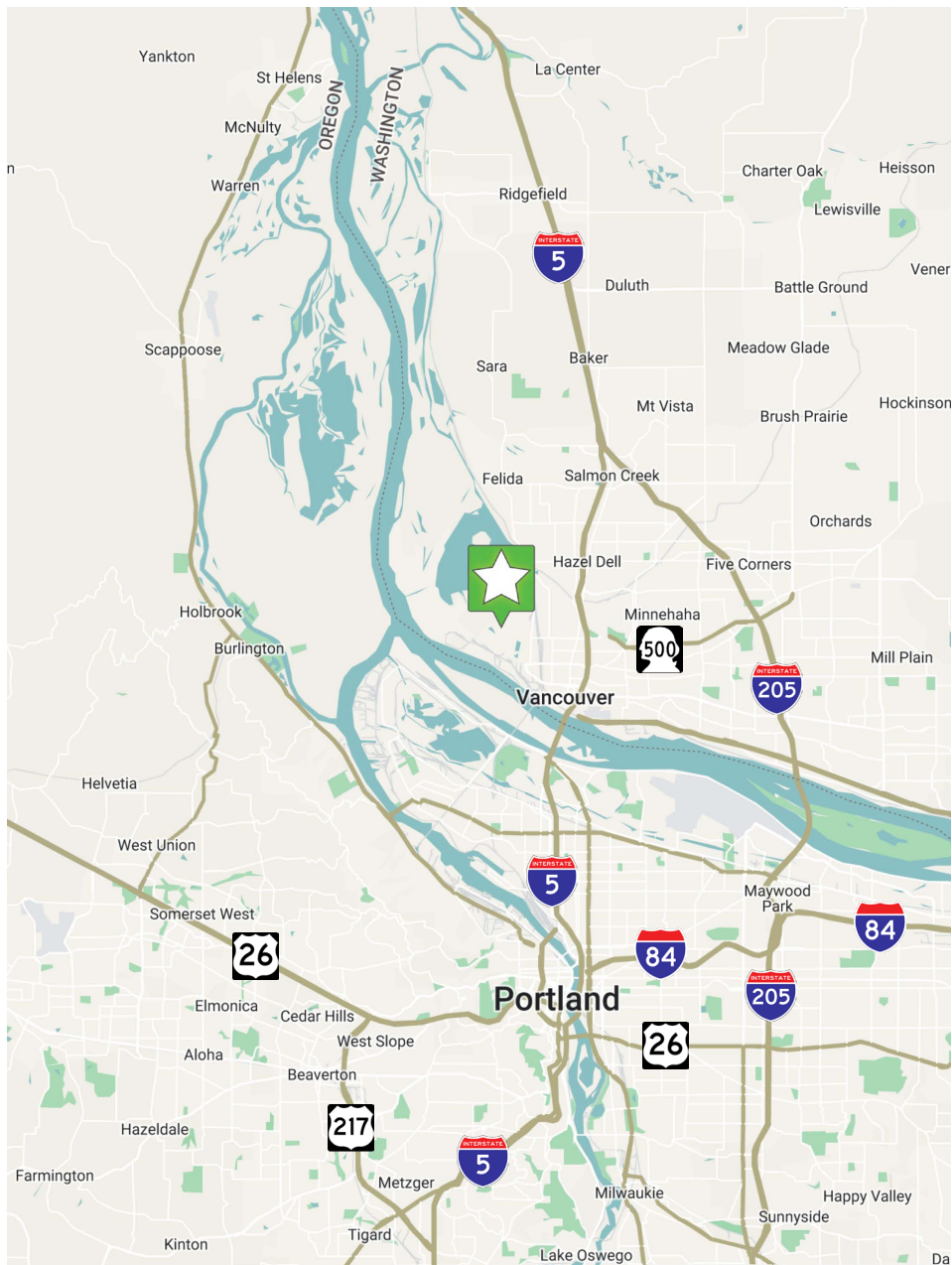
- Strong Labor Force
- Low Cost of Living
- Second Largest City in Portland Metro Area
- Fastest Growing Area in Portland Metro



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Site Plan





**Mike Hale, SIOR**

Principal  
 mikehale@capacitycommercial.com  
 +1 503 517 7129

**Brody Cohen**

Senior Associate Broker  
 brody@capacitycommercial.com  
 +1 503 517 9878

**Capacity Commercial Group**

805 SW Broadway, Suite 600  
 Portland, OR 97205  
 Main: +1 503 326 9000

**Sean Colletta**

Vice President, Market Officer  
 scolletta@prologis.com  
 +1 503 276 7373

**Prologis - Portland**

4380 SW Macadam Avenue, Suite 285  
 Portland, OR 97239 USA  
 Main: +1 503 276 7373  
 info@prologis.com

www.prologis.com | NYSE: PLD  
 Twitter: @Prologis

Prologis is the leading owner, operator and developer of industrial logistics real estate with approximately 1.0 billion square feet (93 million square meters) in 19 countries, as of December 31, 2021.