



WOODLAND INDUSTRIAL PARK ±66.28 ACRE SITE

345 N Pekin Road Woodland, WA 98674

±931,186 SF IN TWO BUILDINGS FOR LEASE, SALE, OR BTS

Breaking Ground Q2 2025
Site Plan & SEPA Approved



Trammell Crow Company

PRESENTED BY CAPACITY COMMERCIAL GROUP



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PROPERTY OVERVIEW



Woodland Industrial Park is a fully-entitled master planned industrial development near I-5. The configuration and layout can be modified for users looking to:

- Buy Land
- Buy Parcel(s) of Land
- Build-to-Suit (Lease)
- Build-to-Suit (Sale)

PROPERTY DETAILS

| | |
|---|---|
| Address | 345 N Pekin Road, Woodland, WA 98674 |
| Lease Rate / Sale Price | Please call Broker for Pricing Guidance |
| Total Site Area | ±66.28 AC |
| Property Zoning | Light Industrial (I-1) - City of Woodland - View Online |
| Washington State Environmental Policy Act | Approved |
| Site Design Review | Completed |
| Functionality of Buildings | <ul style="list-style-type: none"> • Separate Truck & Auto Parking • Availability of Yard Storage • Power (9000 amps or 7.27 MW) • Site Flexibility |
| Availability | Breaking Ground Q2 2025 |

REGIONAL LABOR STATISTICS (2024)

| Labor Force | Woodland, WA | | Cowlitz County, WA | |
|---------------------------|--------------|-------|--------------------|-------|
| Est. Population | 6,536 | | 113,199 | |
| Labor Pop. Age 16+ | 5,080 | | 91,175 | |
| Labor Force Total Males | 2,546 | 50.1% | 45,315 | 49.7% |
| Labor Force Total Females | 2,534 | 49.9% | 45,860 | 50.3% |
| Unemployment Rate | 170 | 3.3% | 3,241 | 3.6% |

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RS1

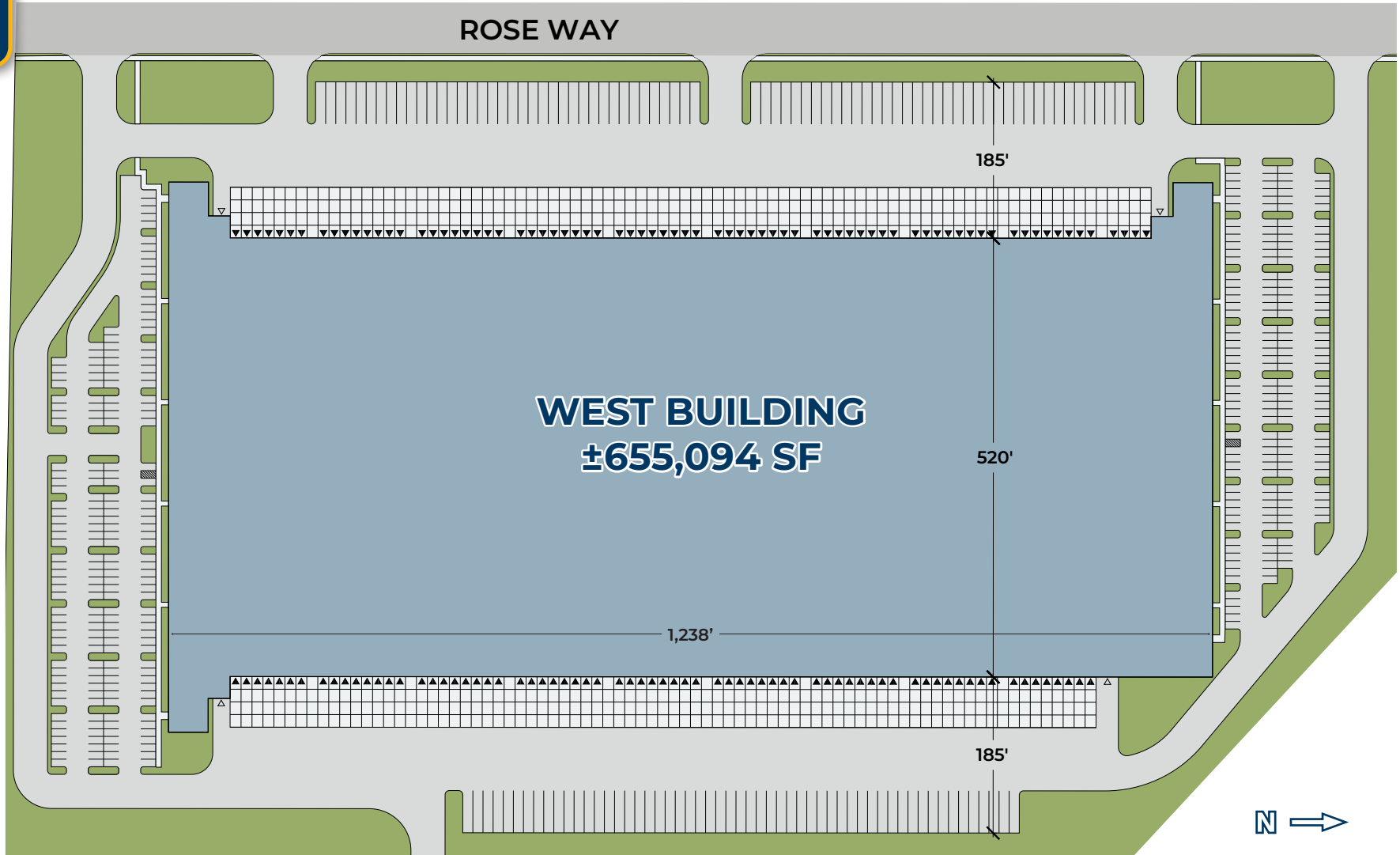
Trammell Crow Company

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.



WEST BUILDING

WEST BUILDING SITE PLAN



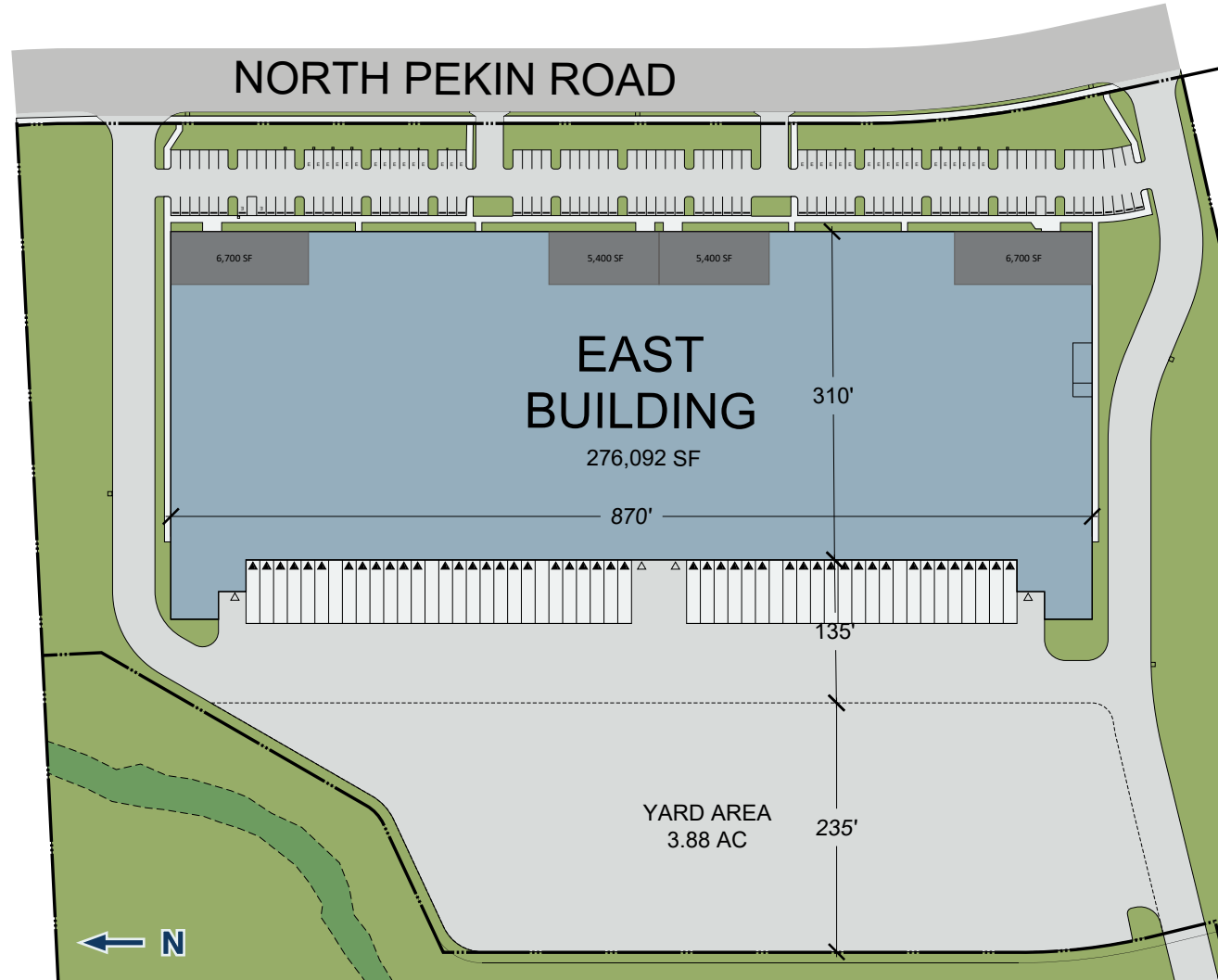
WEST BUILDING DETAILS

| Building Area | Site Size | Clear Height | Dock Doors | Grade Doors | Trailer Parking | Auto Parking | Power |
|---------------|--------------|--------------|------------|-------------|-----------------|-----------------|----------------------|
| ±655,094 SF | ±41.66 Acres | 40' | 146 | 4 | 131 | 380 (0.6/1,000) | 6000 amps or 4.90 MW |



EAST BUILDING

EAST BUILDING SITE PLAN

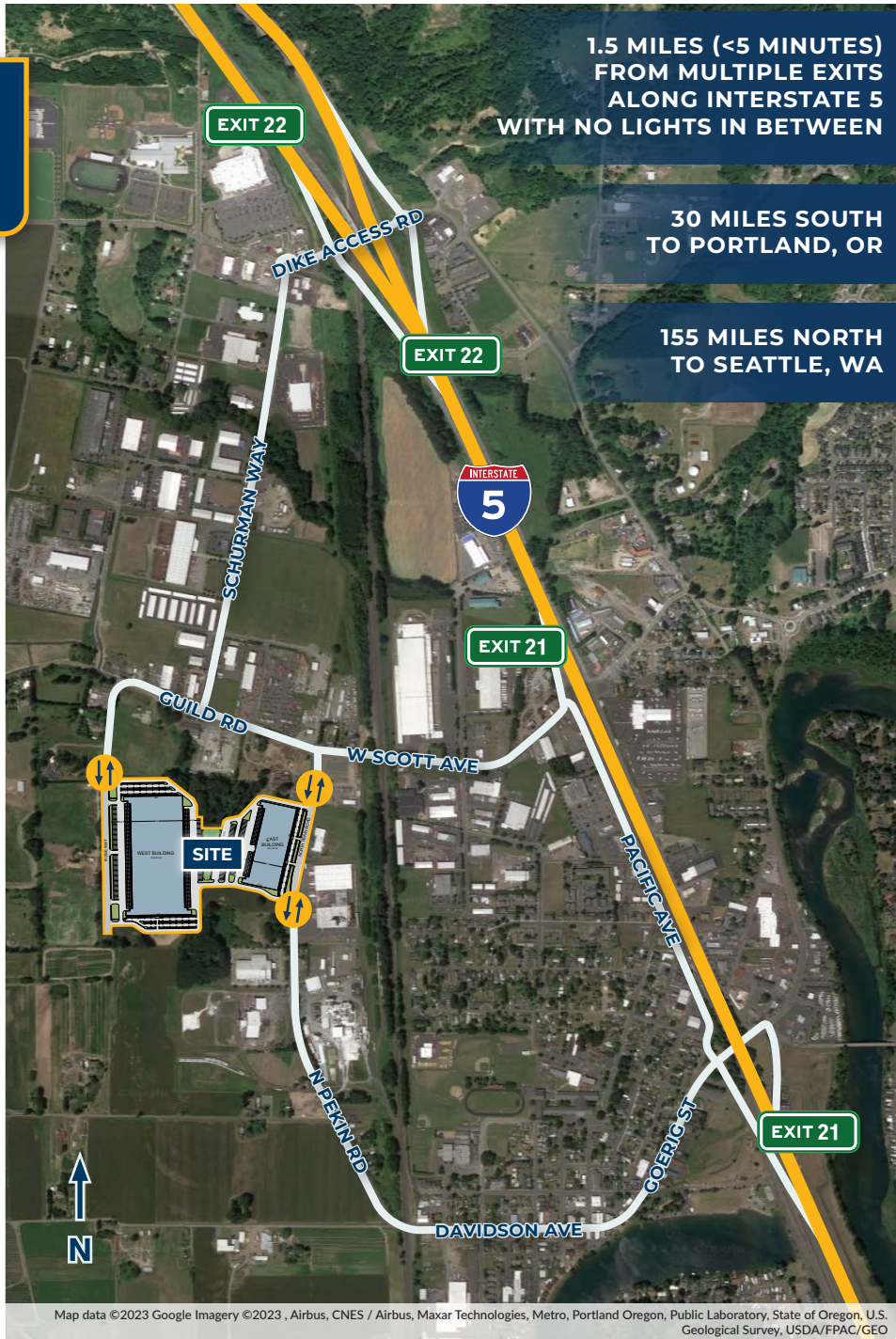


EAST BUILDING DETAILS

| Building Area | Site Size | Clear Height | Dock Doors | Grade Doors | Yard Area | Auto Parking | Power |
|---------------|--------------|--------------|------------|-------------|-----------|-----------------|----------------------|
| ±276,092 SF | ±24.62 Acres | 36' | 49 | 4 | 3.88 AC | 161 (0.6/1,000) | 3000 amps or 2.37 MW |



INTERSTATE ACCESS



POTENTIAL USES



MANUFACTURING
& PROCESSING



DISTRIBUTION



WHOLESALE
BUSINESS



COMMERCIAL
MOVING & STORAGE

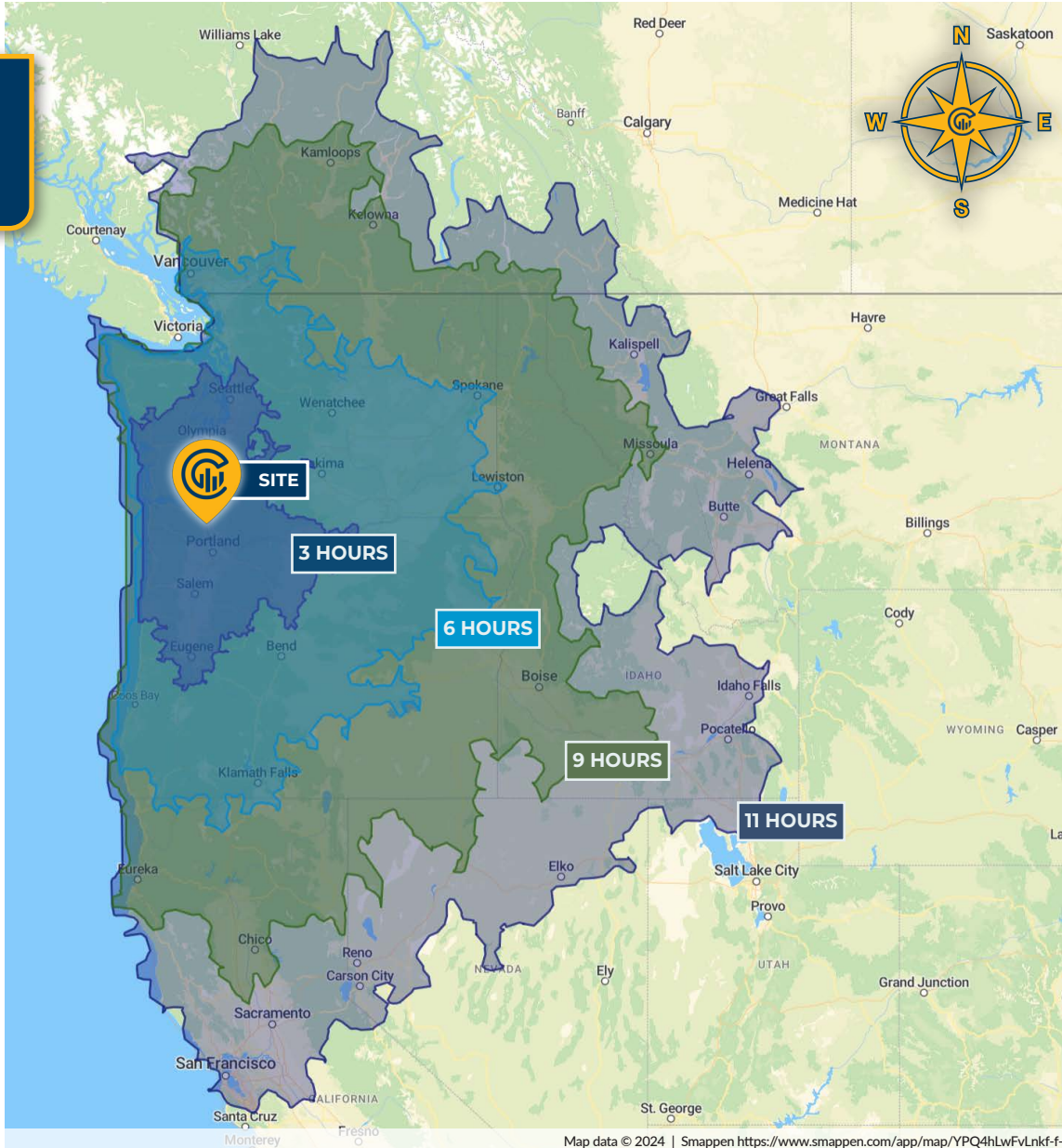


FOOD
PROCESSING

[VIEW ZONING ONLINE](#)



DRIVE TIMES



Key Location Attributes:

- Easily Accessible from I-5 with 3 Access Points
- No Personal or Corporate Income Tax
- City of Woodland Incentives “Pro Business City with Available Incentives”
- Near Fastest Growing Area in Portland Metro
- Strategically Located Between the Two Largest Cities in the Pacific Northwest

| DRIVE TIMES | | |
|--------------------|------------------------|-------------|
| Location | Distance from Property | |
| Portland, OR | 30 miles | ≈ 0.58 hrs |
| Eugene, OR | 120 miles | ≈ 2.33 hrs |
| Seattle, WA | 155 miles | ≈ 2.75 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 |
| Salt Lake City, UT | 730 miles | ≈ 11.50 hrs |
| Los Angeles, CA | 960 miles | ≈ 14.50 hrs |
| Las Vegas, NV | 980 miles | ≈ 16.00 hrs |
| Phoenix, AZ | 1,138 miles | ≈ 20.00 hrs |

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