

EAST VANCOUVER

E-COMMERCE CENTER

4707 LAKE ROAD
CAMAS, WASHINGTON

FOR LEASE

 PANATTONI®



JERRY MATSON, SIOR, MBA
VICE CHAIRMAN
+1 503 499 0077
JERRY.MATSON@COLLIERS.COM

BRIAN YOAKUM, SIOR
SENIOR VICE PRESIDENT
+1 503 499 0070
BRIAN.YOAKUM@COLLIERS.COM

TOM KNECHT, SIOR
VICE PRESIDENT
+1 503 499 0069
TOM.KNECHT@COLLIERS.COM



EAST VANCOUVER E-COMMERCE CENTER

OVERVIEW

East Vancouver E-Commerce Center, a class A planned industrial development, located in business and tax friendly Vancouver Washington, offers flexible site plans and is located minutes from the Port of Vancouver and Interstate 5.

Accommodating a multitude of layouts with build-to-suit and finish-to-suit capabilities, East Vancouver is the ideal solution to any occupier requirement.

CAMAS MEADOWS INDUSTRIAL PARK

PROPERTY/SITE

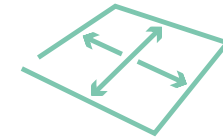
UNION HIGH SCHOOL

HARMONY INDUSTRIAL PARK

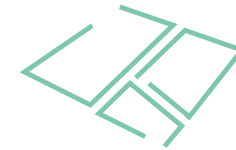
NW LAKE ROAD



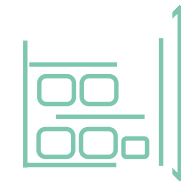
THE PROJECT



**FLEXIBLE SITE PLANS
BUILD TO SUIT CAPABILITY**



**74.06 ACRES
LIGHT INDUSTRIAL ZONING**



**CONCEPTUAL SITE PLAN SHOWN
815,748 SQUARE FEET**



**200+ DOCK DOOR
CAPABILITY**

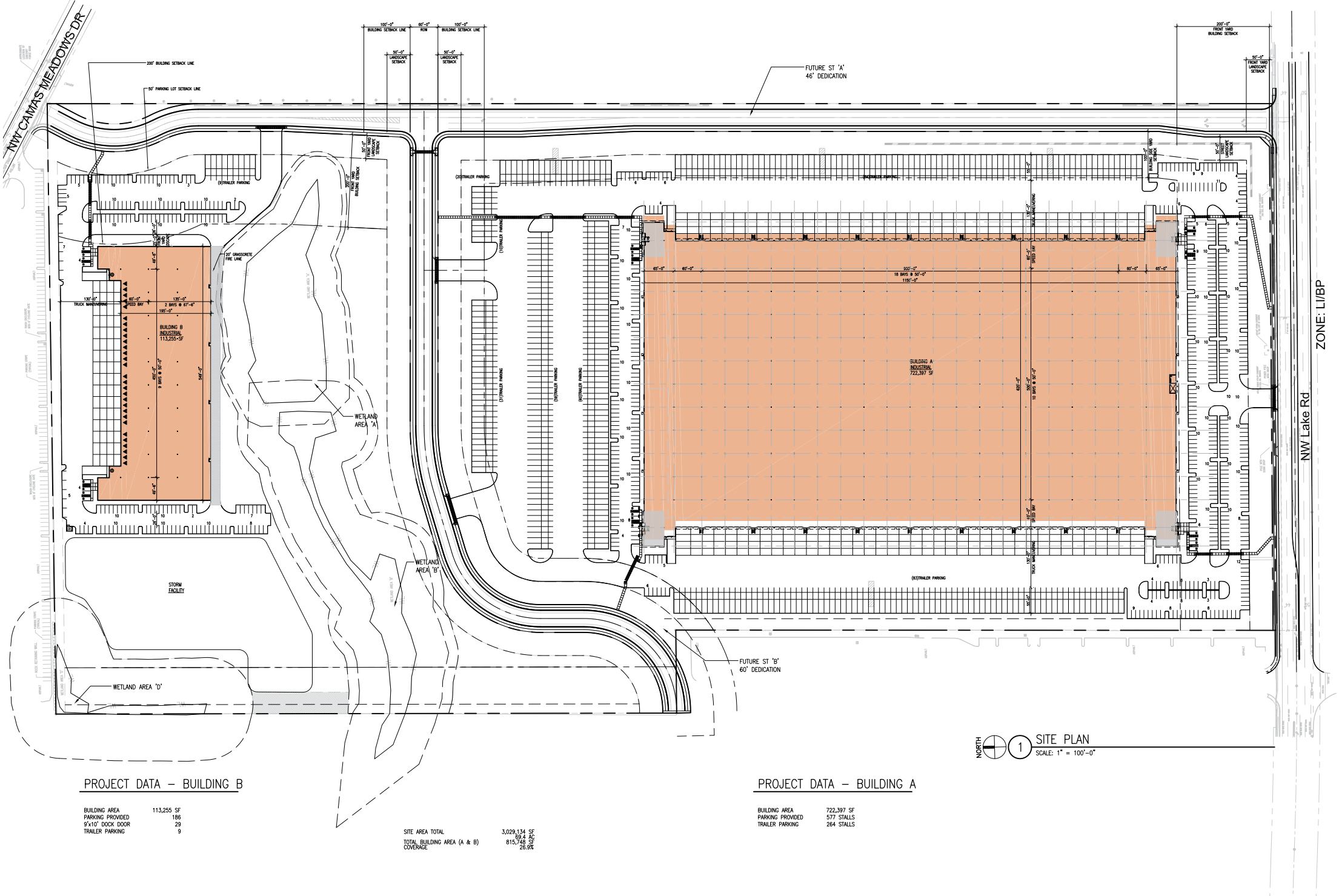


**BREAKING GROUND
TBD**



**ABILITY TO DELIVER
690+ CAR AND 375+ TRAILER PARKING**

CONCEPTUAL SITE PLAN #1



**SITE PLAN SHOWN
815,748 TOTAL SQUARE FEET**

**MULTIPLE ACCESS POINTS
FROM LAKE AND MEADOWS ROAD**

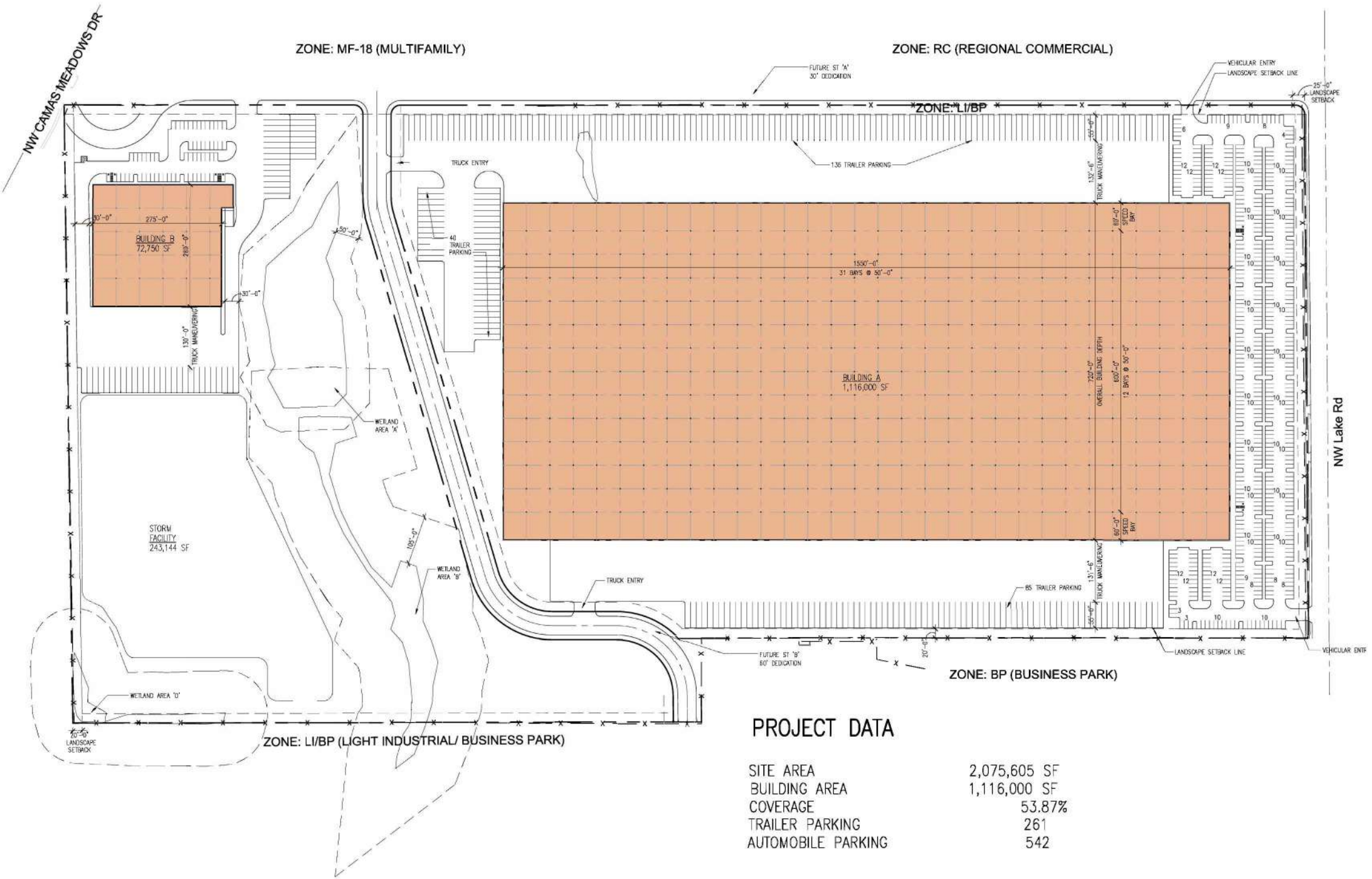
**ADJACENT TO HEWLITT PACKARD
1.5M+ SF DEVELOPMENT**

**AMPLE PARKING
WITH ABILITY TO TAILOR**

**FULLY ENTITLED
TRAFFIC STUDY COMPLETED**

**CITY OF CAMAS
TO SHARE IN ROADWAY COSTS**

CONCEPTUAL SITE PLAN #2



**SITE PLAN SHOWN
1,116,000 TOTAL SQUARE FEET**

**MULTIPLE ACCESS POINTS
FROM LAKE AND MEADOWS ROAD**

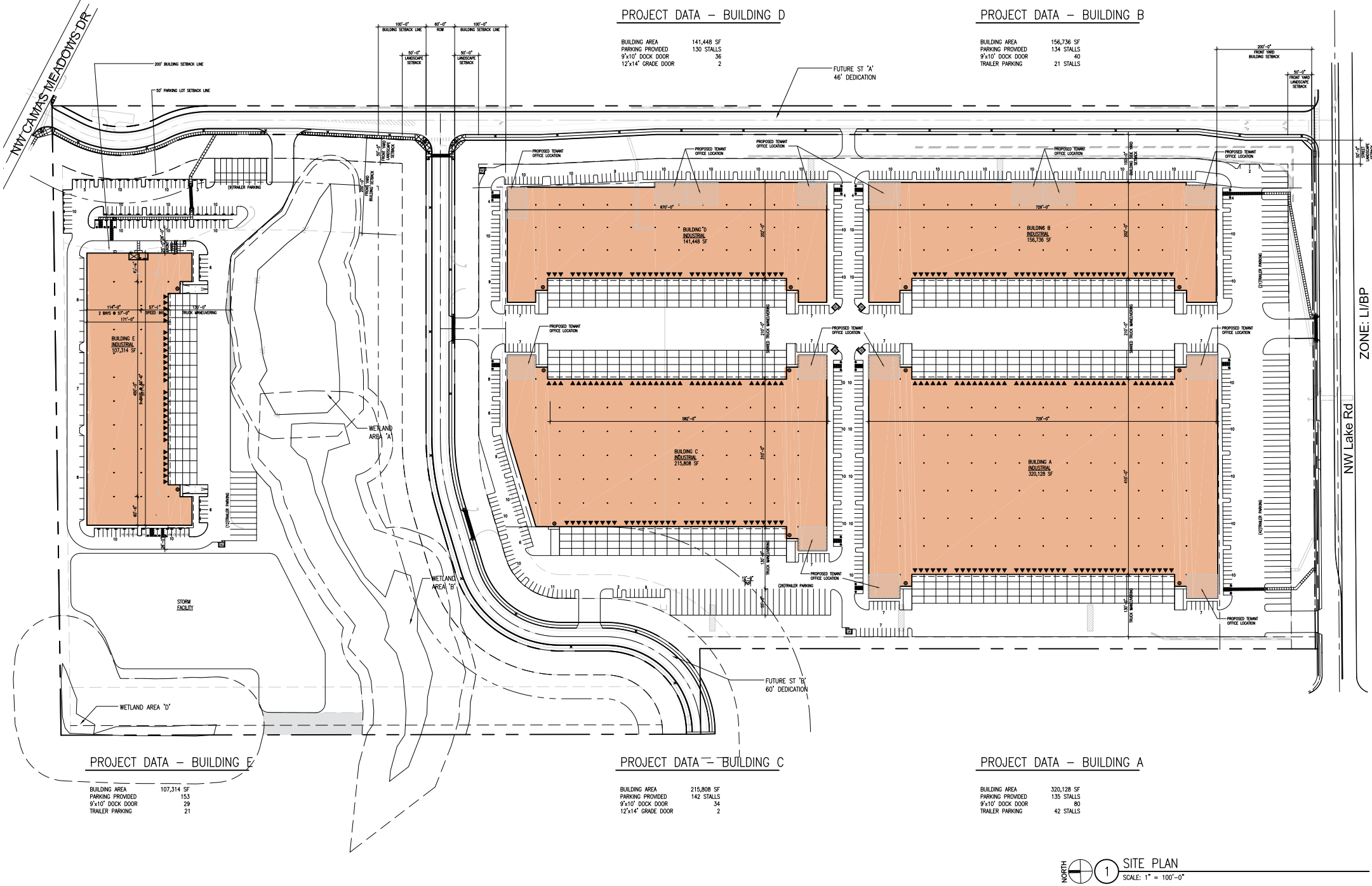
**ADJACENT TO HEWLITT PACKARD
1.5M+ SF DEVELOPMENT**

**AMPLE PARKING
WITH ABILITY TO TAILOR**

**FULLY ENTITLED
TRAFFIC STUDY COMPLETED**

**CITY OF CAMAS
TO SHARE IN ROADWAY COSTS**

CONCEPTUAL SITE PLAN #3



**SITE PLAN SHOWN
941,434 TOTAL SQUARE FEET**

**MULTIPLE ACCESS POINTS
FROM LAKE AND MEADOWS ROAD**

**ADJACENT TO HEWLITT PACKARD
1.5M+ SF DEVELOPMENT**

**AMPLE PARKING
WITH ABILITY TO TAILOR**

**FULLY ENTITLED
TRAFFIC STUDY COMPLETED**

**CITY OF CAMAS
TO SHARE IN ROADWAY COSTS**

11 MILES
PDX AIRPORT



16.4 MILES
PORT OF VANCOUVER



3.4 MILES
HIGHWAY 14



12.7 MILES
INTERSTATE 5

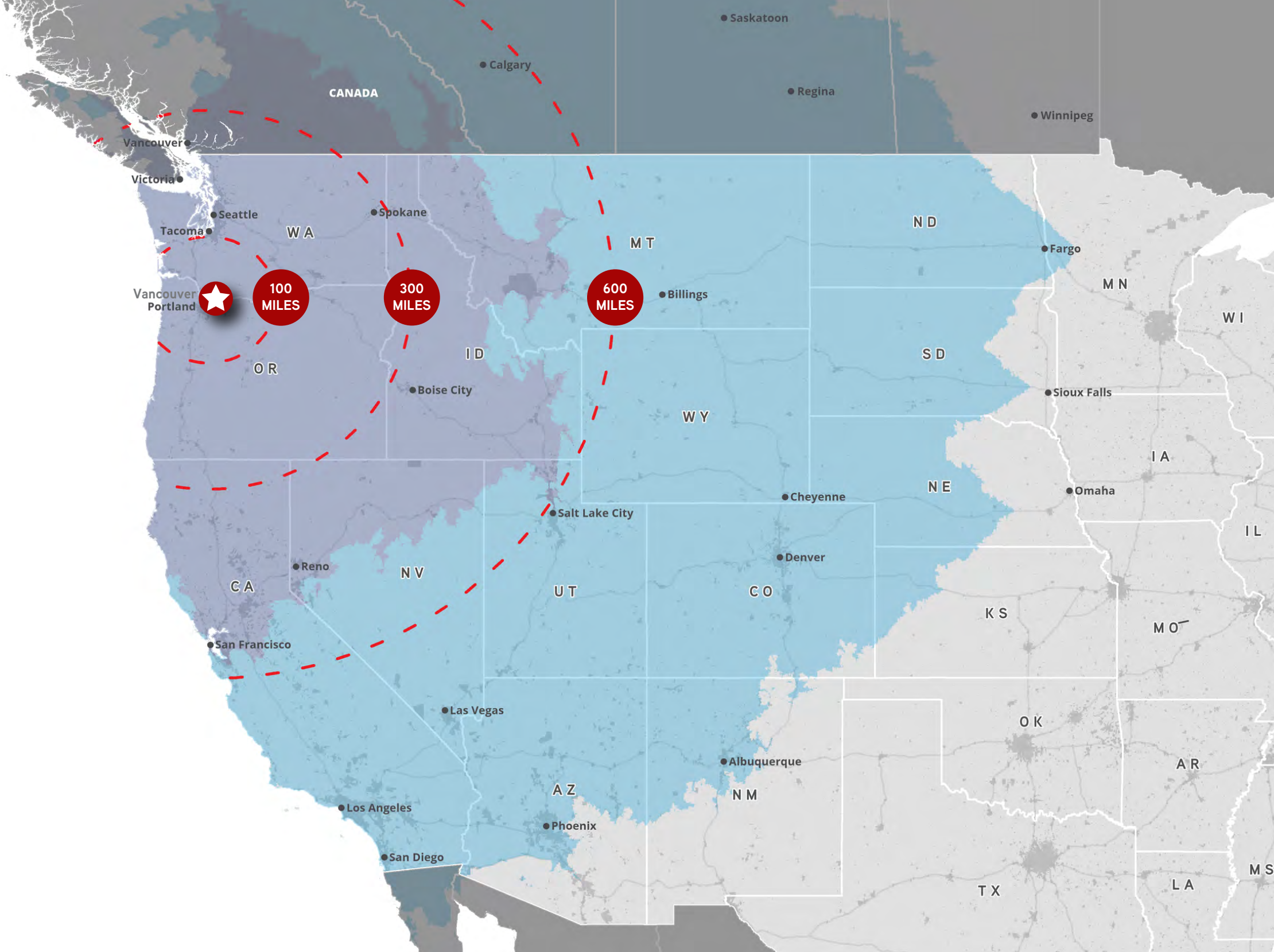


5 MILES
INTERSTATE 205



13.6 MILES
DOWNTOWN VANCOUVER





- 11-HR TRUCKING TIME AREA
- 22-HR TRUCKING TIME AREA

11-HR TRUCKING TIME AREA DATA

2022 Population: 27,665,720
2022 Households: 10,346,574
2022 US Retail Goods Consumer Spending: \$326,162,971,478

22-HR TRUCKING TIME AREA DATA

2022 Population: 77,183,864
2022 Households: 27,829,714
2022 US Retail Goods Consumer Spending: \$835,875,294,344



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