

AVAILABLE Q4 2023

FOR SALE, LEASE OR
BUILD-TO-SUIT DEVELOPMENT
187,106 SF TOTAL DIVISIBLE TO 50,000 SF

CAMAS MEADOWS MULTI TENANT BUSINESS PARK

NORTHEAST GOODWIN ST, CAMAS, WA



DEVELOPED BY

 PANATTONI®

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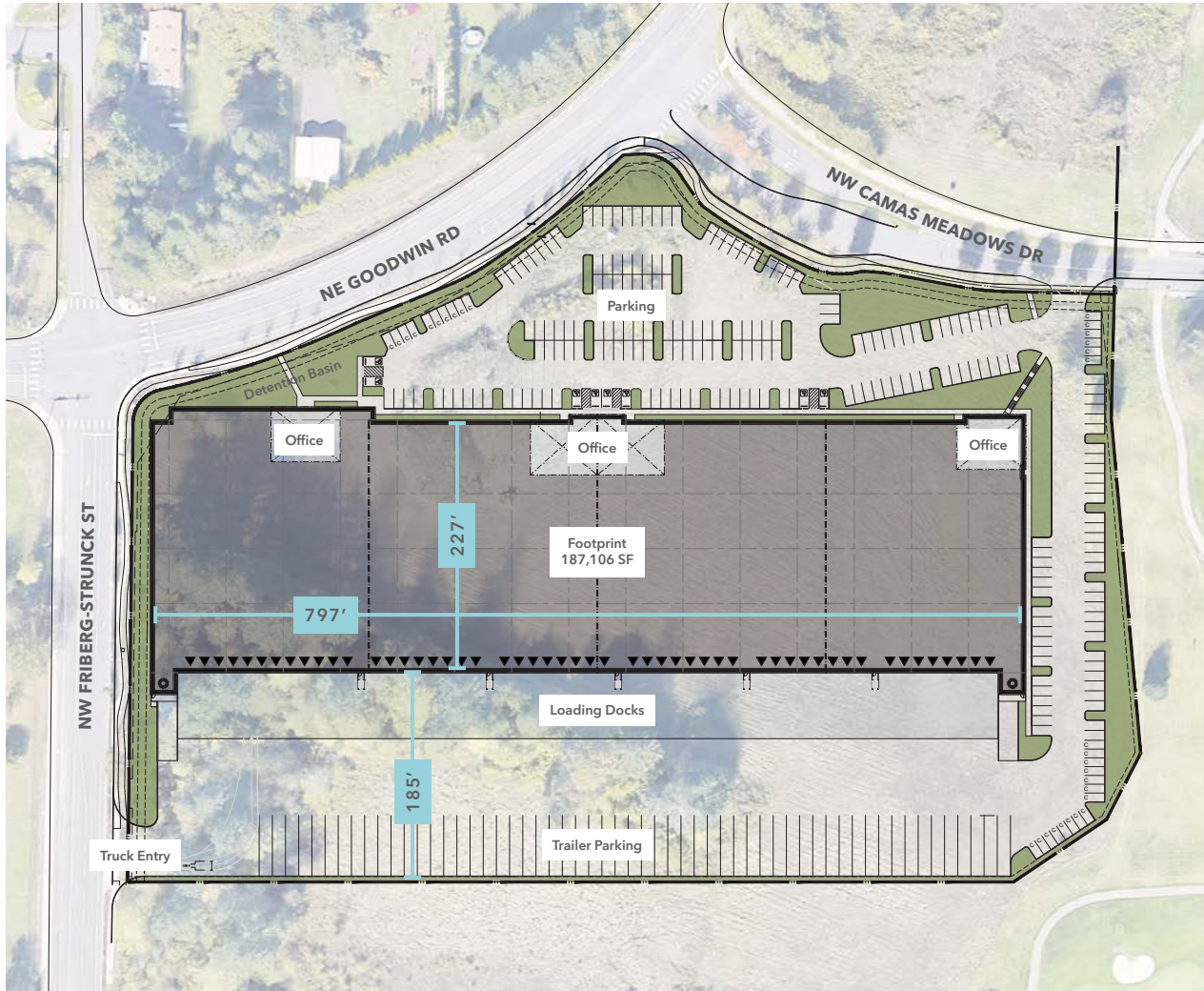
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Camas Meadows

NORTHEAST GOODWIN ST, CAMAS, WA 98607

Site Plan



Property Highlights

187,106 SF TOTAL- divisible down to 50,000 SF | 11.28 Acres

CONCRETE tilt-up bldg

32' clear height

52 DOCK HIGH doors and 2 grade level doors

BTS office area

3-PHASE, 240 volt power

ESFR sprinklers

LED LIGHTING and skylights

6" REINFORCED concrete floor

REAR DOCK LOADING with excellent truck circulation

TPO 45 mil roof with 20-year warranty

MULTIPLE AUTO truck access points for efficient vehicle flow

225 AUTO parking stalls

REAR LOADED dock configuration

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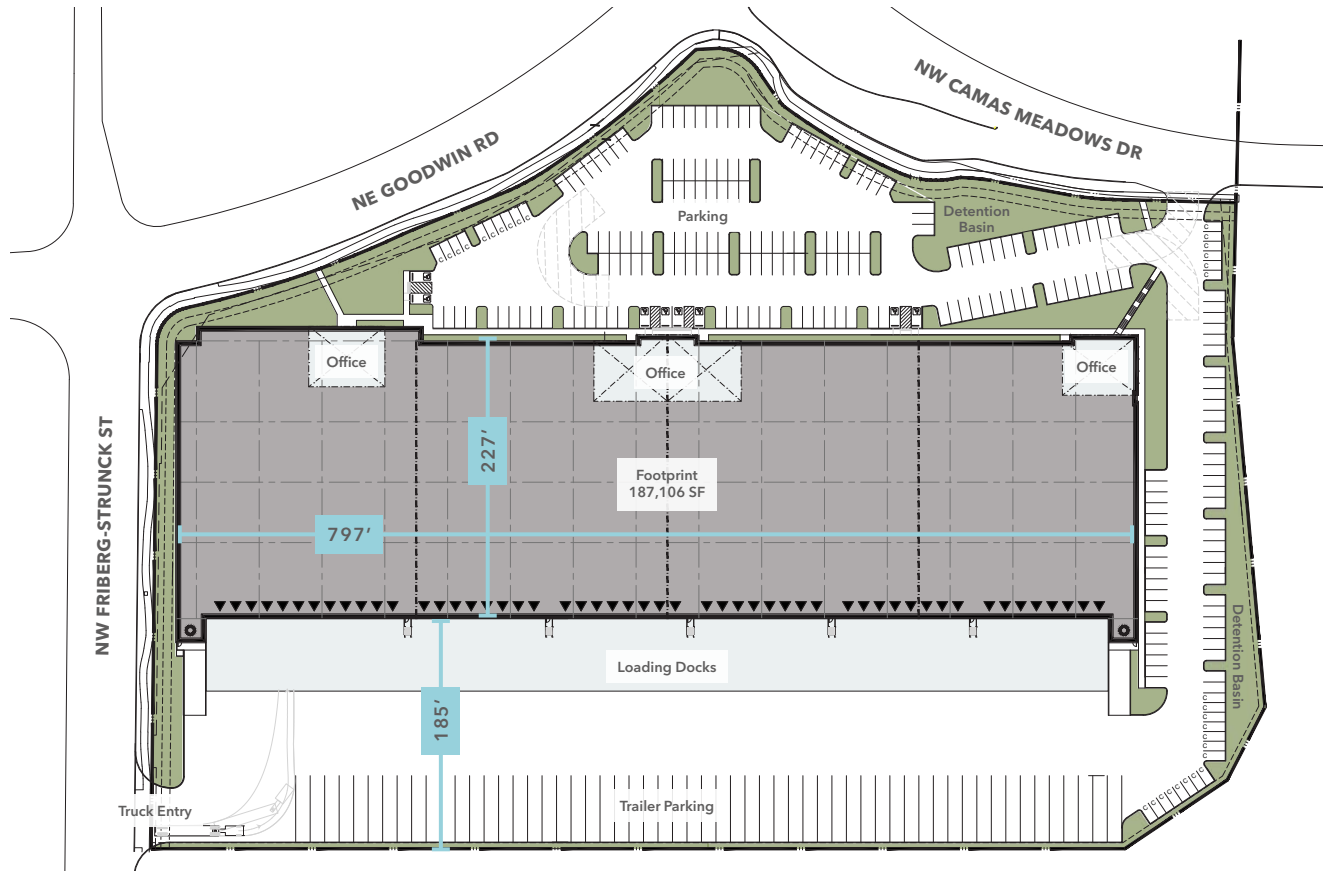
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187,106
SQUARE FEET
AVAILABLE

32'
CLEAR
HEIGHT

52
DOCK
DOORS

225
PARKING
STALLS

57
SURPLUS TRAILER
PARKING STALLS

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Location Overview

LOCATED in business friendly Camas, Washington jurisdiction, just 13 miles from PDX International

I-205 freeway access via recently enlarged within 10 miles of the site

WASHINGTON STATE does not tax income. No corporate tax, unitary tax, inventory tax, personal tax, and no tax on interest, dividends or capital gains

CAMAS is strategically located in the path of accelerating urban demand

EDUCATED & skilled talent pool with access to ample higher-education opportunities

TAX ADVANTAGES

- No Corporate Income Tax
- No Oregon Corporate Activity Tax
- No State Personal Income Tax
- No County Income Business Tax

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Distances to Camas Meadows

4 MI

I-205

10 MI

I-5

11 MI

PORT OF VANCOUVER

19.2 MI

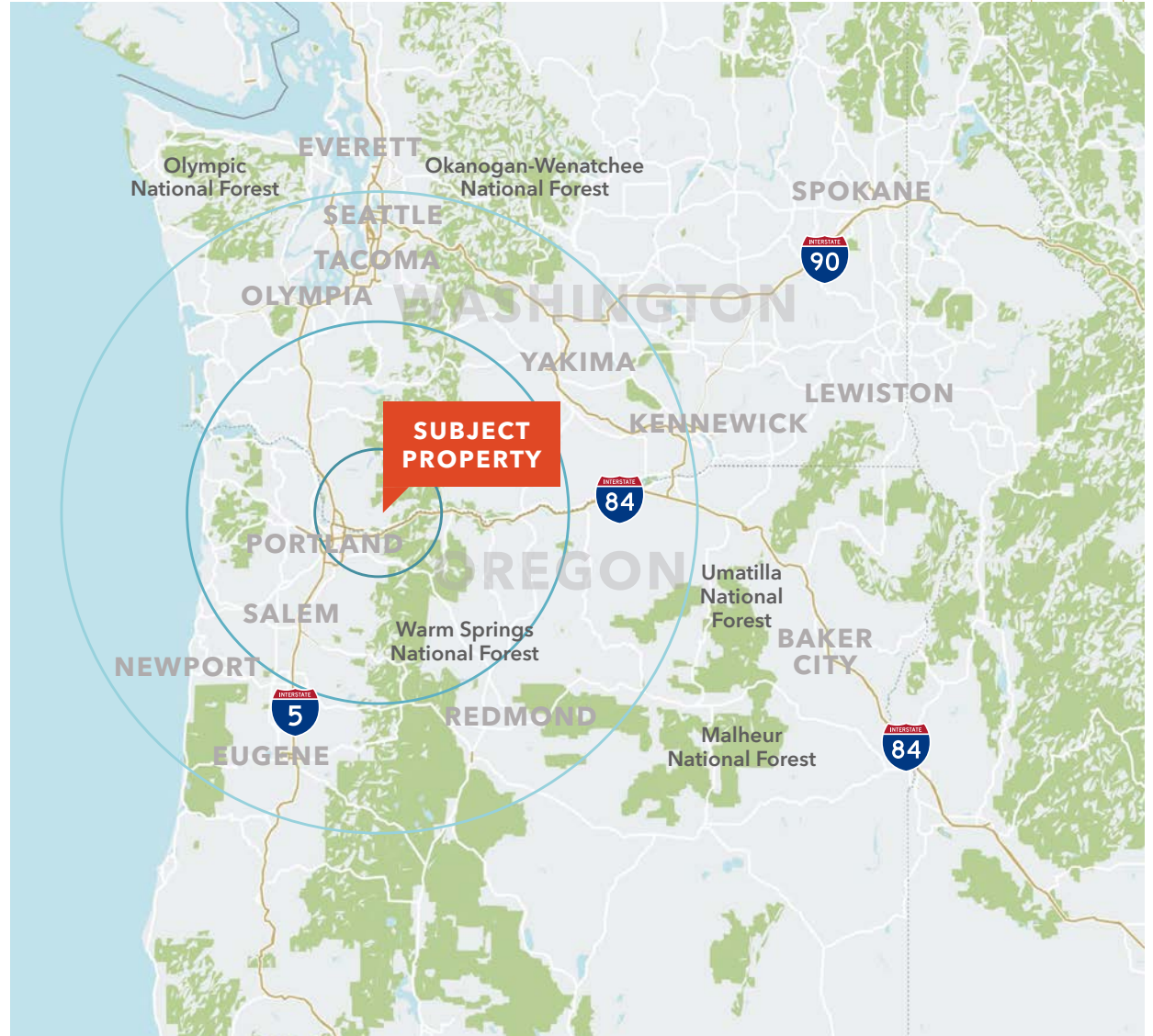
PORTLAND CITY CENTER

142 MI

TACOMA CITY CENTER

172 MI

SEATTLE CITY CENTER



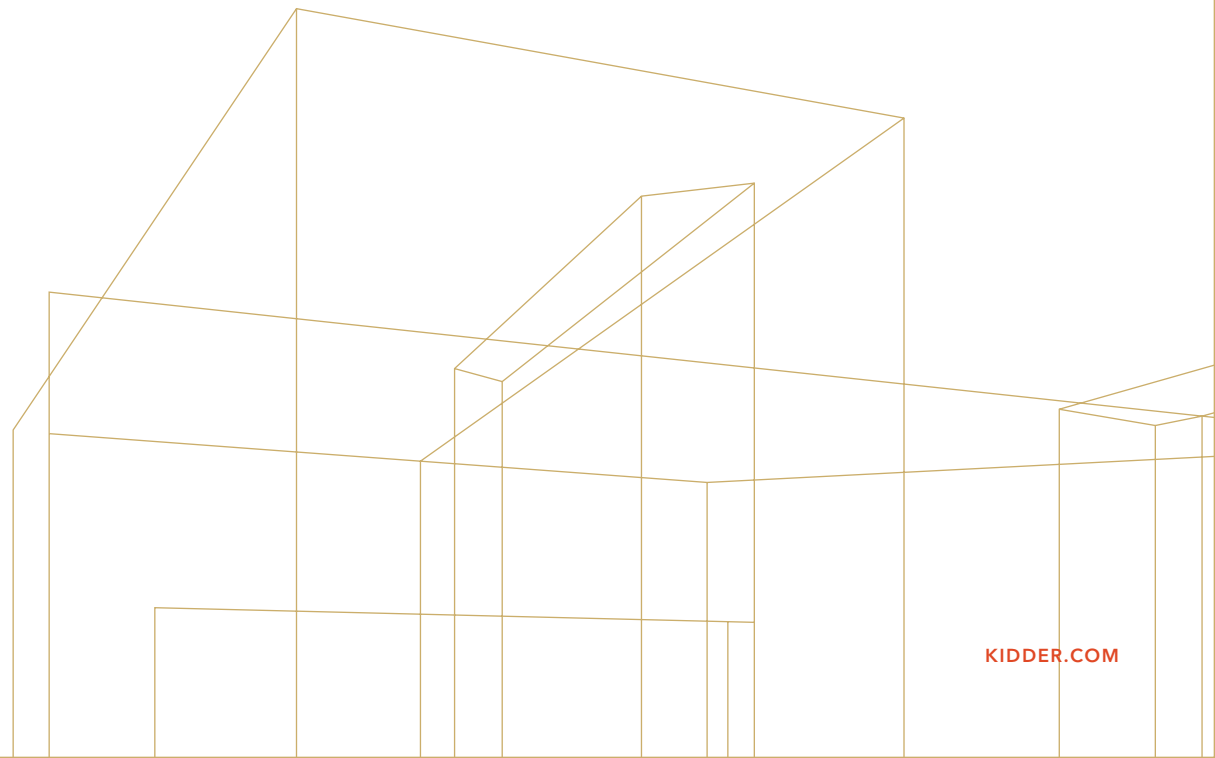
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