

13 miles
TO DOWNTOWN PORTLAND

2.5 miles
TO PORT OF VANCOUVER

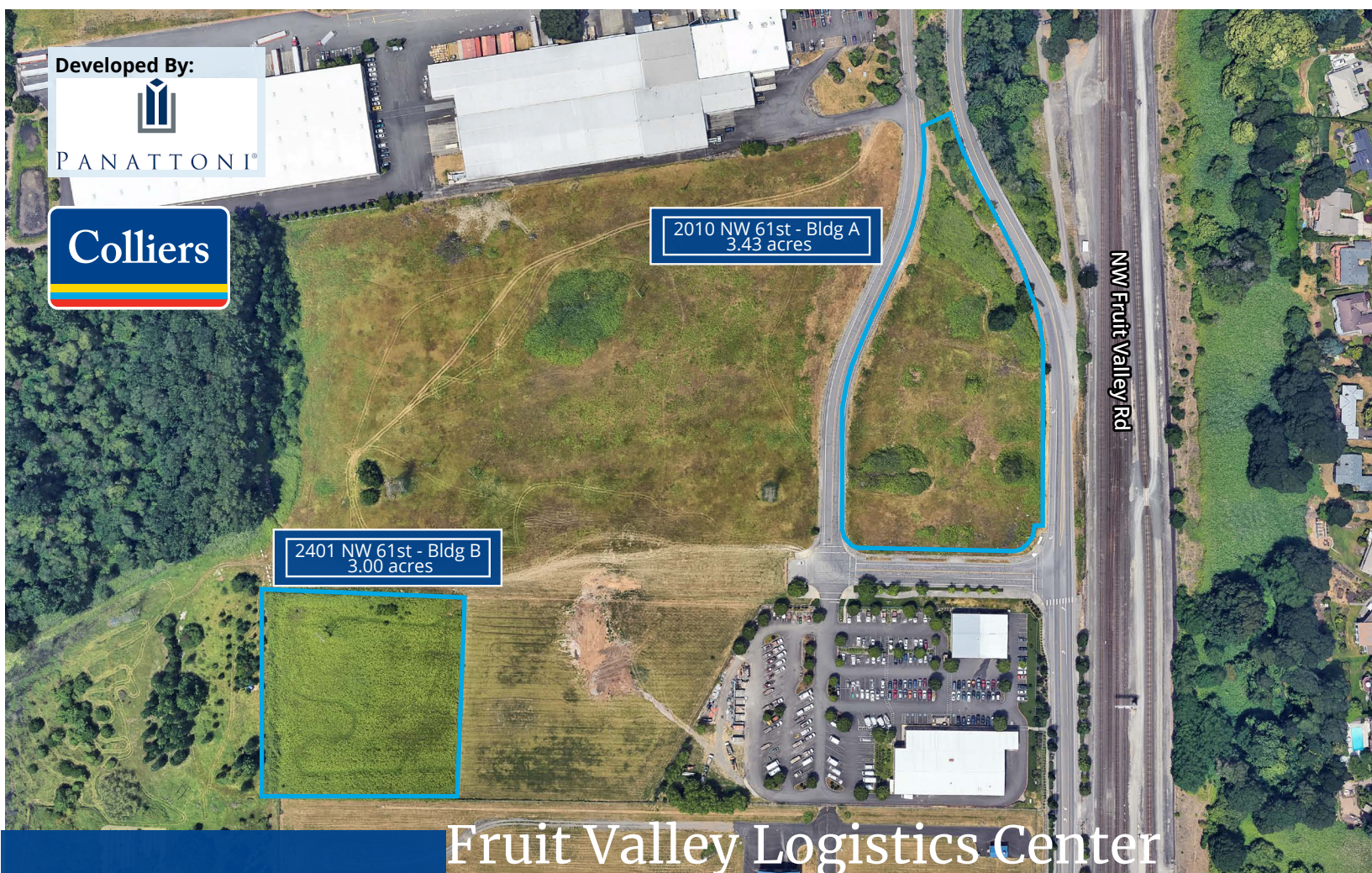
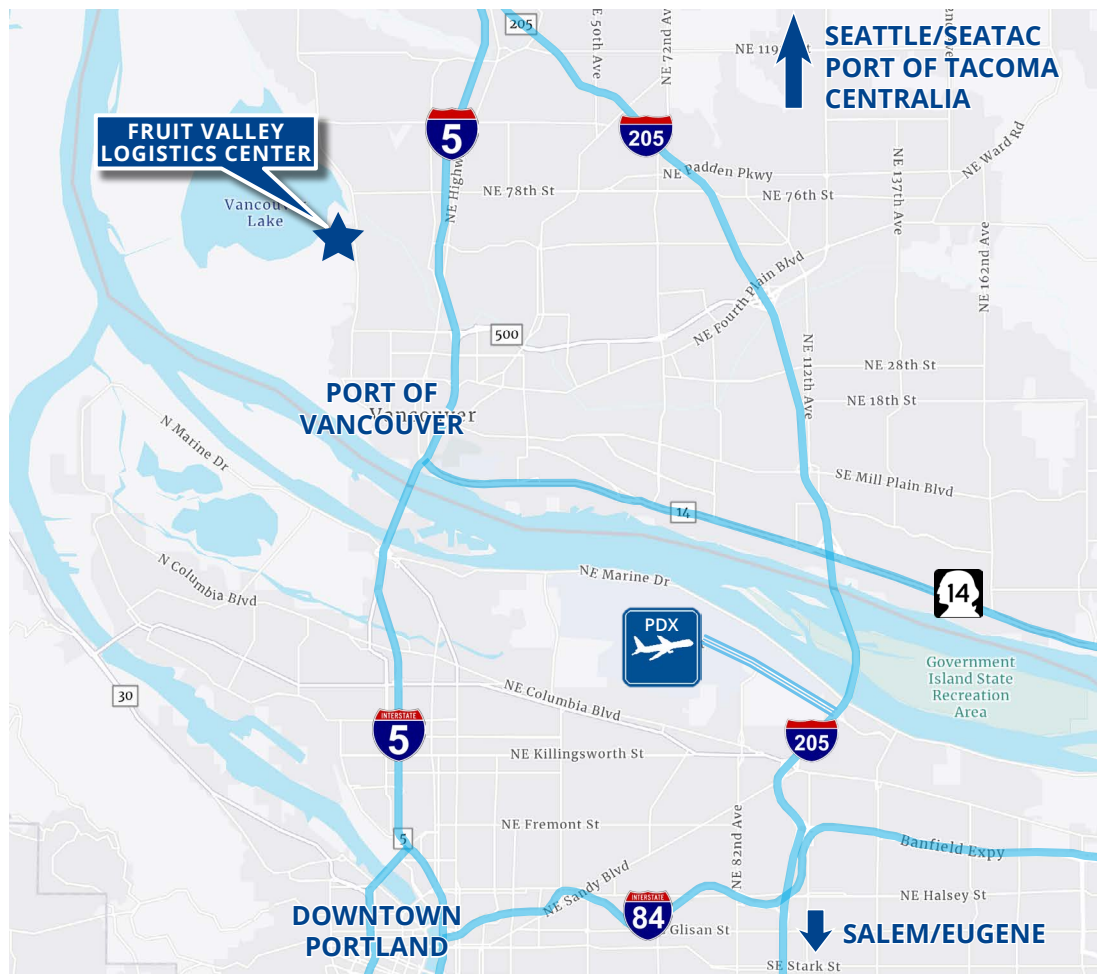
15 miles
TO PDX AIRPORT

10 miles
TO 

2 miles
TO 

164 miles
TO SEATTLE, WA

122 miles
TO EUGENE, OR



Fruit Valley Logistics Center



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For Lease/For Sale (Land and BTS)
±60,050 to 123,778 SF Industrial

2010 NW 61st Street & 2401 NW 61st Street
Vancouver, WA 98660 - 3.43 acres and 3 Acres

- Flexible site plans with build-to-suit and finish-to-suit capabilities
- Favorable zoning (Light Industrial, Vancouver)
- Breaking ground April 2024 for Q4 2024 delivery
- Well-located within minutes of Port of Vancouver & Interstate 5
- Rare opportunity to lease or own Class A industrial real estate or developable land in Southwest Washington



Representative Image

Call for More
Information

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Accelerating success.

Building Plans

Building A

63,728 SF
45 parking stalls
30' clear height

30'
Clear Height

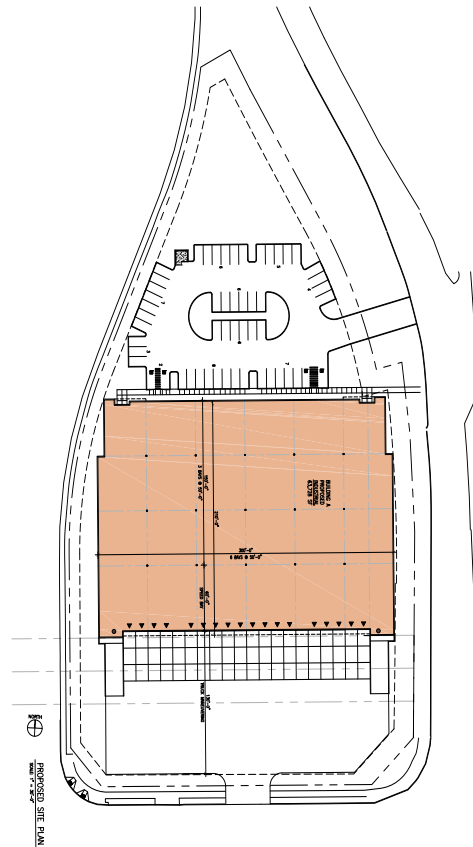
3.43 acres
Development-ready land

Stand Alone Building

Class A Development

210'
Building Depth

45
Parking Spaces



Availability Overview

- Up to 63,728+ SF Class A industrial with BTS office.
- For lease or sale
- 30' clear height
- Land is level and development ready
- 18 dock doors and 2 grade doors
- Above-standard power and water available
- Superior corporate neighborhood with amenities
- Washington taxes with interstate access

Building B

60,050 SF
66 parking stalls
32' clear height

30'
Clear Height

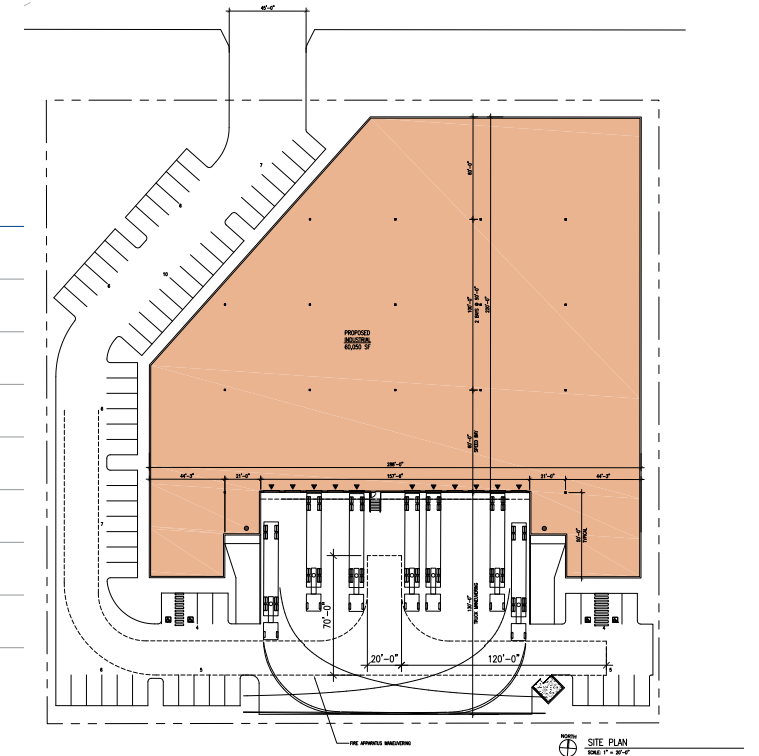
3.00 acres
Development-ready land

Stand Alone Building

Class A Development

220'
Building Depth

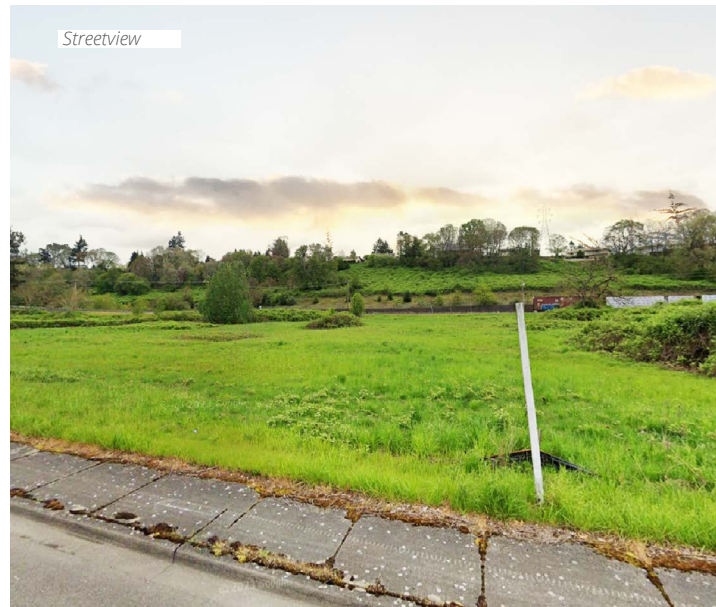
66
Parking Spaces



Availability Overview

- Up to 60,050+ SF Class A industrial with BTS office.
- For lease or sale
- 30' clear height
- Land is level and development ready
- 11 dock doors and 2 grade doors
- Above-standard power and water available
- Superior corporate neighborhood with amenities
- Washington taxes with interstate access

Additional Images



Renderings



Fruit Valley Logistics Center

Availability Overview

- Up to 123,778+ SF Class A industrial with BTS office
- For lease or sale, built-to-suit or land
- 30' clear heights
- Above-standard power and water available
- Washington taxes with interstate access
- Excellent parking
- 10 miles to I-205
- 4.5 miles to Highway 14
- 15 miles to Portland International Airport

123,778 SF

SF Available for Lease

210' - 220'

Building Depth

30'

Clear Height

0.90:1,000

Parking Ratio

Tax Comparison

Washington State provides a favorable tax structure for businesses and does not tax income, interest, dividends, or capital gains; and does not enforce any corporate tax, inventory tax, or personal tax. The below comparison is based on information provided by WFG National Title Insurance Company; more detailed information is available at: <https://tinyurl.com/4zspck5r>.

Oregon		Washington	
Corporate Income (Excise) Tax	Yes	Corporate Income (Excise) Tax	No
Washington Business & Occupation (B&O) Tax	No	Washington Business & Occupation (B&O) Tax	Yes
Oregon Corporate Activity Tax	Yes	Oregon Corporate Activity Tax	No
State Personal Income Tax	Yes	State Personal Income Tax	No
County Business Income Tax	Multnomah	County Business Income Tax	No
Sales Tax (State and Local Combined)	No	Sales Tax (State and Local Combined)	Yes
Real Estate Transfer Tax	Washington County	Real Estate Transfer Tax	Yes

Building/Site A

- 63,728 SF
- 3.43 acres
- 45 parking stalls
- 30' clear height

Building/Site B

- 60,050 SF
- 3.00 acres
- 66 parking stalls
- 32' clear height



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