

# HARMONY


## INDUSTRIAL CENTER

132,305 - 324,393 SF Class A Industrial Delivering 2024  
For Lease or For Sale Build-To-Suit



18712 SE 1st Street | Vancouver, WA

DEVELOPED BY

 PANATTONI®

EXCLUSIVELY LEASED BY

 Kidder Mathews



**456,698 SF**

TOTAL SQUARE FEET

**Q1 2024**

DELIVERY

**Class A**

BUILD-TO-SUIT OFFICE

**ECX**

ZONING

# ABOUT THE PROJECT

Harmony Industrial Center offers prospective tenants strategically located distribution space to fit the needs of Vancouver's rapidly growing industrial market.

As the Portland Metro industrial market continues to ascend, Vancouver has followed close behind. Located adjacent to the new planned HP Campus (\$1.5mm SF), Harmony Industrial Center offers flexible sizes for the modern tenant. This new Class-A development will offer prospective tenants superior clear heights, loading capabilities, trailer parking and proximity to employee amenities. Simply put, for tenants looking to relocate or expand in the Portland Metro Region, Harmony Industrial Center's attributes can't be matched.



132,305 - 324,393 SF BUILDING



BUILD-TO-SUIT OFFICE



LOADING DOORS  
DOCK AND GRADE



36' CLEAR HEIGHT



345 AUTO STALLS  
369 TRAILER STALLS



Q1 2024 DELIVERY



36 ACRES OF LAND (1.5MM SF)



CONCRETE TILT CONSTRUCTION  
WITH REINFORCED SLAB



THREE PHASE POWER



ESFR FIRE PROTECTION



ECX ZONING



CALL FOR SALE PRICE  
& LEASE RATES

# BUILDING HIGHLIGHTS

# SITE PLAN

Building Size 132,305 - 324,393 SF

Divisible to ± 40,000 SF

Dock Doors 85 Total

Clear Height 36'

Office Area BTS

Loading Rear Loading

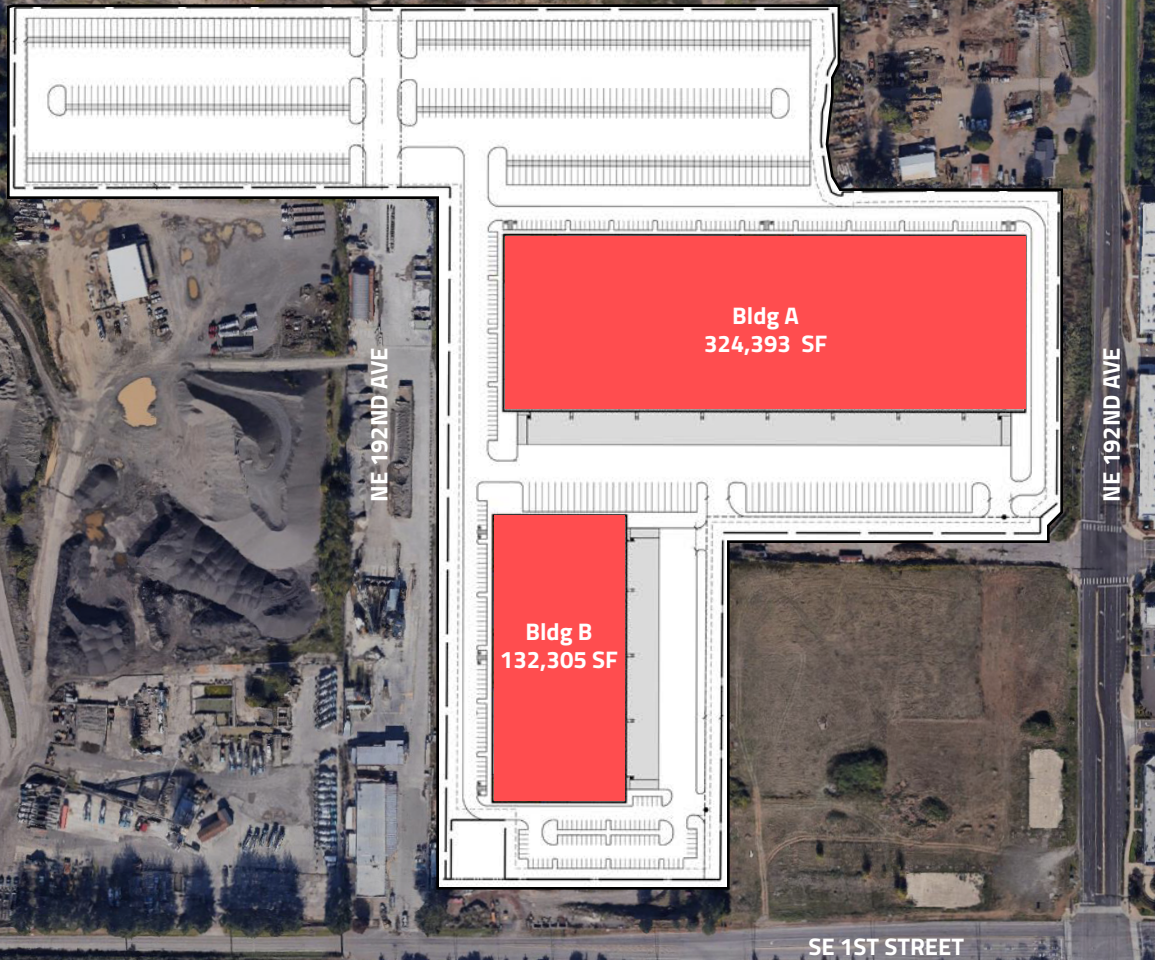
Fire System ESFR

Column Spacing Typical 50'x60'

Electric Three Phase Power

Parking 345 spaces

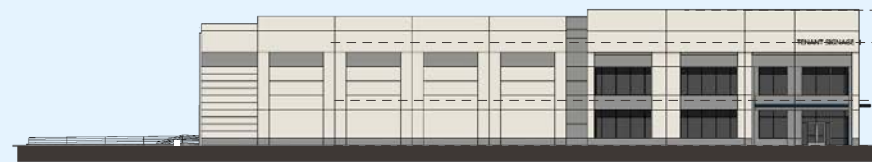
Trailer Parking 369 stalls



# SITE PLAN



SOUTH ELEVATION



NORTH ELEVATION

TOP OF PARAPET  
46'-0"  
CLEAR HEIGHT  
36'-0"  
MEZZ. LEVEL  
15'-0"  
FINISH GRADE  
0'-0"



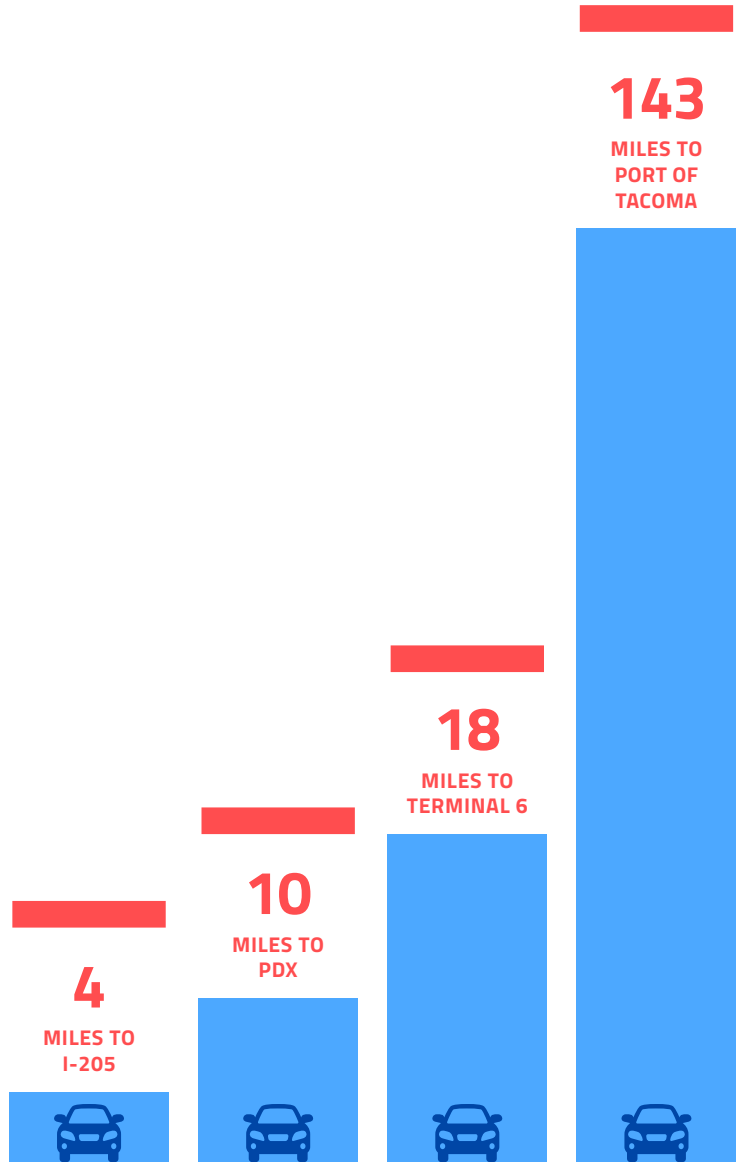
WEST ELEVATION

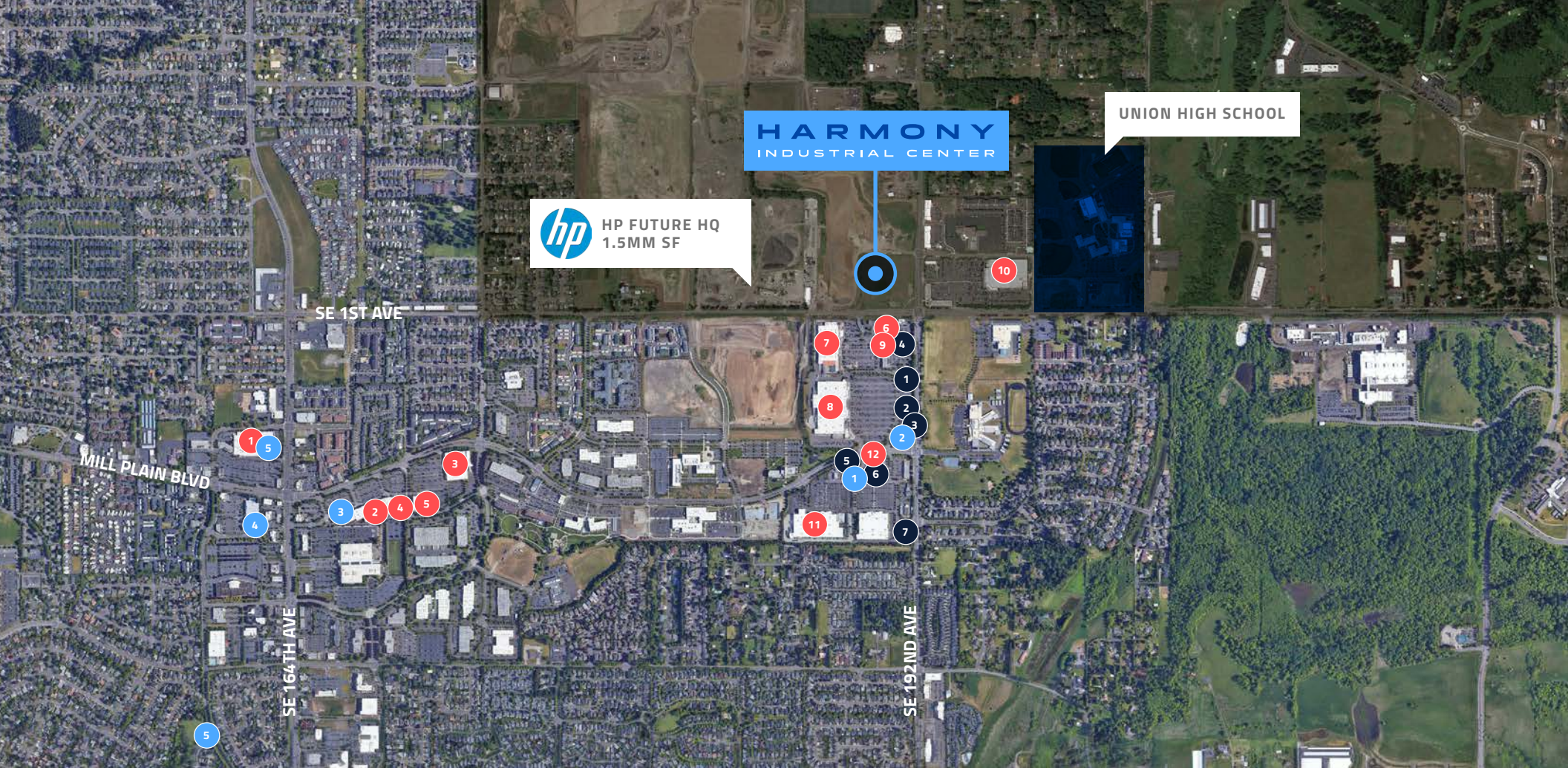


EAST ELEVATION



# COMPLETELY CONNECTED





**HARMONY**  
INDUSTRIAL CENTER

**hp** HP FUTURE HQ  
1.5MM SF

UNION HIGH SCHOOL

**RESTAURANTS**

- 1 Wendys
- 2 Cafe Yum
- 3 Panda Express
- 4 Popeyes
- 5 Burger King
- 6 Mod Pizza
- 7 Sonic

**SHOPPING**

- 1 Target
- 2 Michaels
- 3 Kohl's
- 4 Bed Bath & Beyond
- 5 World Market
- 6 Chase

- 7 Home Depot
- 8 Walmart
- 9 Pet Smart
- 10 Costco
- 11 Lowe's
- 12 Key Bank

**COFFEE**

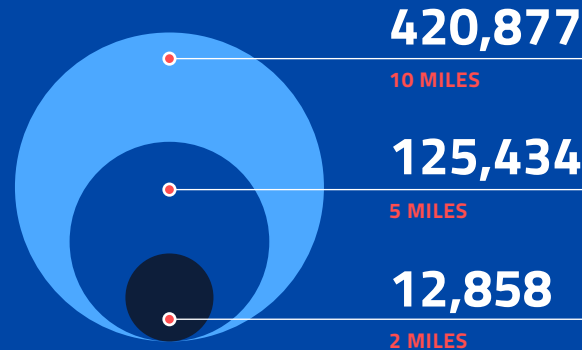
- 1 Dutch Bros
- 2 Starbucks
- 3 Peet's Coffee
- 4 Starbucks
- 5 Starbucks
- 6 Black Rock Coffee

# LABOR STATISTICS

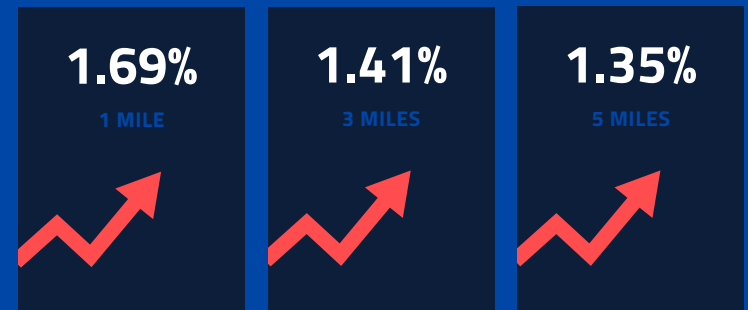
Estimated Population 2021



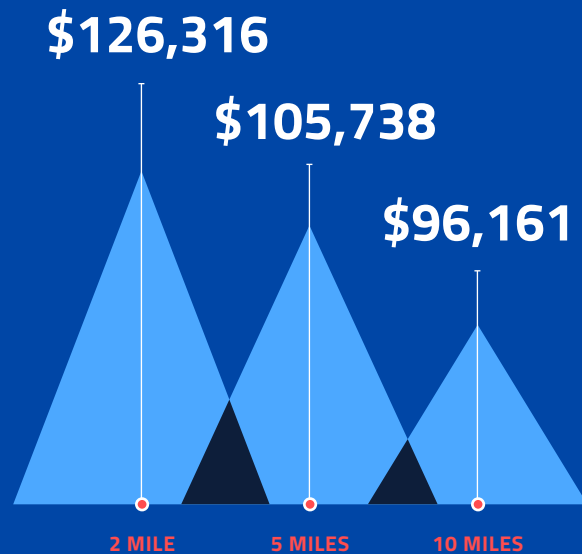
Population Forecast 2026



Population Growth 2021-2026



Average Household Income 2021



Estimated Employees 2021



# HARMONY

## INDUSTRIAL CENTER

For leasing information contact

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