

# MT VISTA LOGISTICS

583,278 SF Class A industrial building delivering Q4 2024.  
For lease or for sale build-to-suit.

17009 -16713 NE 50th Ave | Vancouver, WA

DEVELOPED BY

 PANATTONI®

EXCLUSIVELY LEASED BY

 **Kidder  
Mathews**





**583,278 SF**  
TOTAL SQUARE FEET

**Q4 2024**  
DELIVERY

**Class A**  
BUILD-TO-SUIT OFFICE

**Business Park**  
ZONING

## ABOUT THE PROJECT

Mt Vista Logistics offers prospective tenants a unique opportunity to maximize square footage under one roof.

As the Portland Metro industrial market continues to grow, so does the Vancouver submarket. This new Class-A development will offer strategically located distribution space, with superior clear heights, loading capabilities, and abundant trailer parking.





583,278 SF BUILDING



BUILD-TO-SUIT OFFICE



LOADING DOORS INCLUDE  
100 DH & 4 GL



36' CLEAR HEIGHT



428 PARKING STALLS AND  
161 TRAILER STALLS



Q4 2024 DELIVERY



100 ACRES  
OF LAND



CONCRETE TILT CONSTRUCTION  
WITH REINFORCED SLAB



3,000 AMPS OF POWER



ESFR FIRE PROTECTION



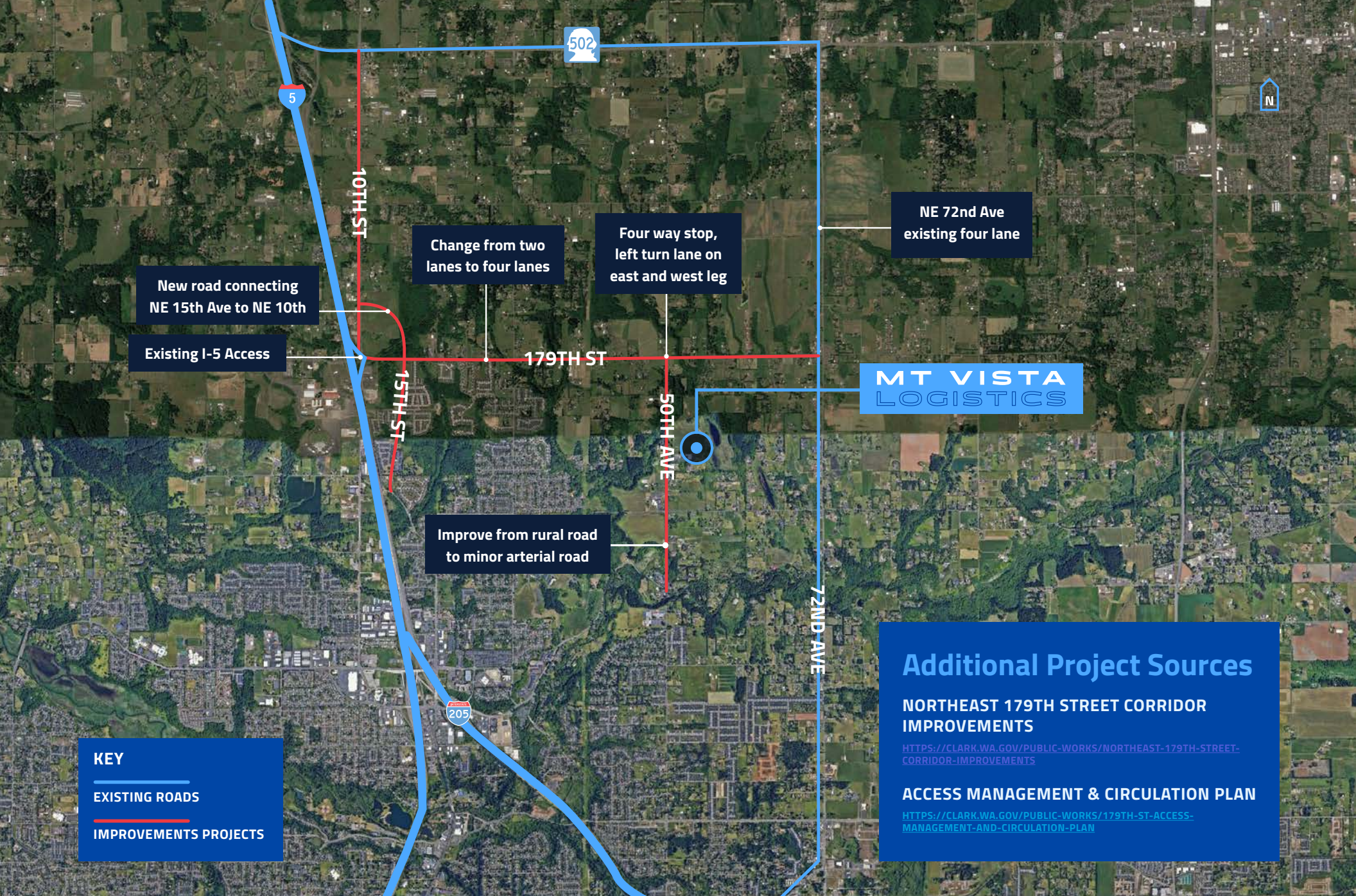
BUSINESS PARK ZONING



CALL FOR SALE PRICE  
& LEASE RATES

# BUILDING HIGHLIGHTS





New road connecting NE 15th Ave to NE 10th

Existing I-5 Access

Change from two lanes to four lanes

Four way stop, left turn lane on east and west leg

NE 72nd Ave existing four lane

**MT VISTA LOGISTICS**

Improve from rural road to minor arterial road

**KEY**

- EXISTING ROADS
- IMPROVEMENTS PROJECTS

**Additional Project Sources**

**NORTHEAST 179TH STREET CORRIDOR IMPROVEMENTS**

[HTTPS://CLARK.WA.GOV/PUBLIC-WORKS/NORTHEAST-179TH-STREET-CORRIDOR-IMPROVEMENTS](https://clark.wa.gov/public-works/northeast-179th-street-corridor-improvements)

**ACCESS MANAGEMENT & CIRCULATION PLAN**

[HTTPS://CLARK.WA.GOV/PUBLIC-WORKS/179TH-ST-ACCESS-MANAGEMENT-AND-CIRCULATION-PLAN](https://clark.wa.gov/public-works/179th-st-access-management-and-circulation-plan)

# IMPROVEMENT PROJECTS

# NEARBY RETAILERS

Clark County Fairgrounds

Washington State University Vancouver

**MT VISTA LOGISTICS**



Salmon Creek



Hazel Dell

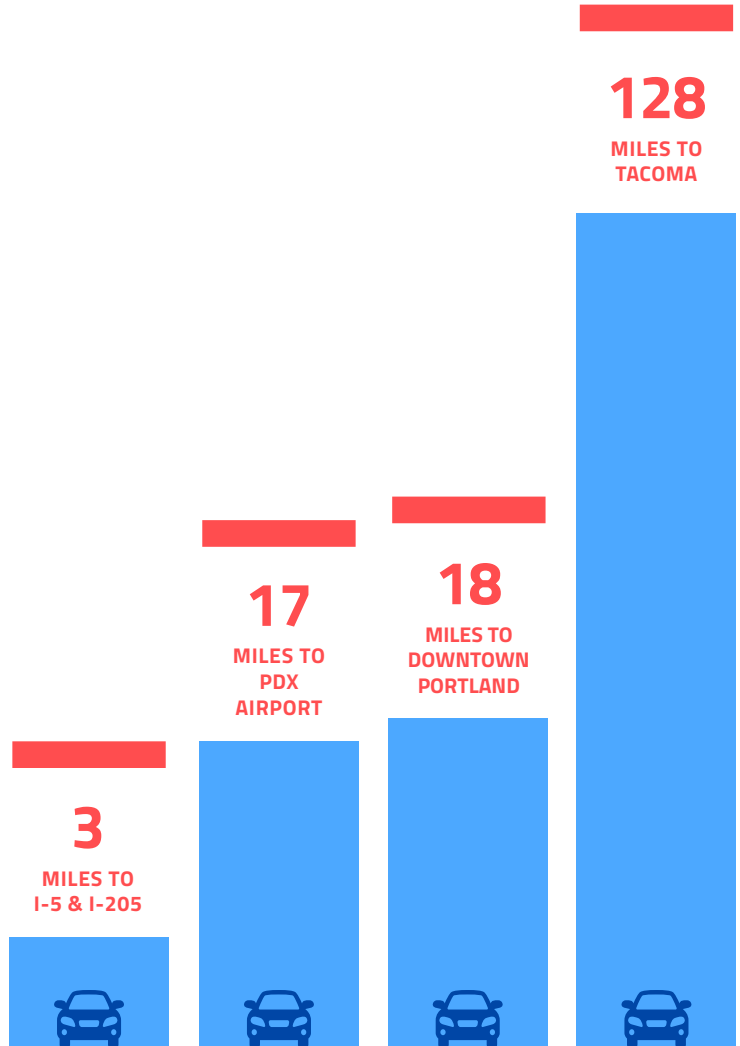


Walnut Grove



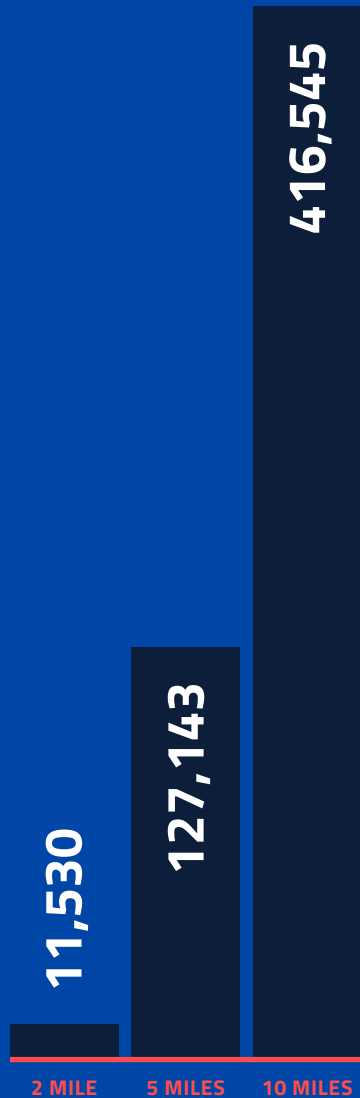


# COMPLETELY CONNECTED

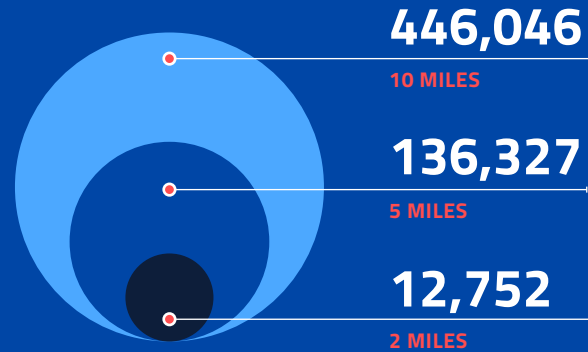


# LABOR STATISTICS

Estimated Population 2023



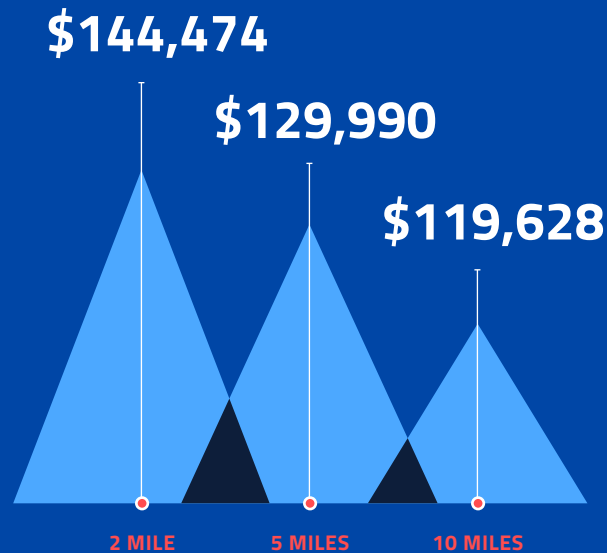
Population Forecast 2028



Population Growth 2023-2028



Average Household Income 2023



Estimated Employees 2023



# MT VISTA LOGISTICS



## For leasing information contact

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