



FOR LEASE / SALE



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VANCOUVER LOGISTICS PHASE II

For Lease/ Sale Industrial Space: 50,000 SF - 175,044 SF

9213 NE 72nd Avenue and 7704 NE 88th Street, Vancouver, WA 98662

Introducing an exceptional opportunity in Vancouver, WA. This Class-A industrial property is available for lease or sale. Situated in close proximity to I-205, this location provides unparalleled access to the entire Portland and SW Washington metro area. Currently, site work is underway to develop a state of the art two-building industrial complex, slated to be completed by May 2024. This project presents spaces divisible to ± 50,000 SF, making it a compelling choice for businesses seeking modern and strategic commercial and logistics real estate solutions.



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Principal

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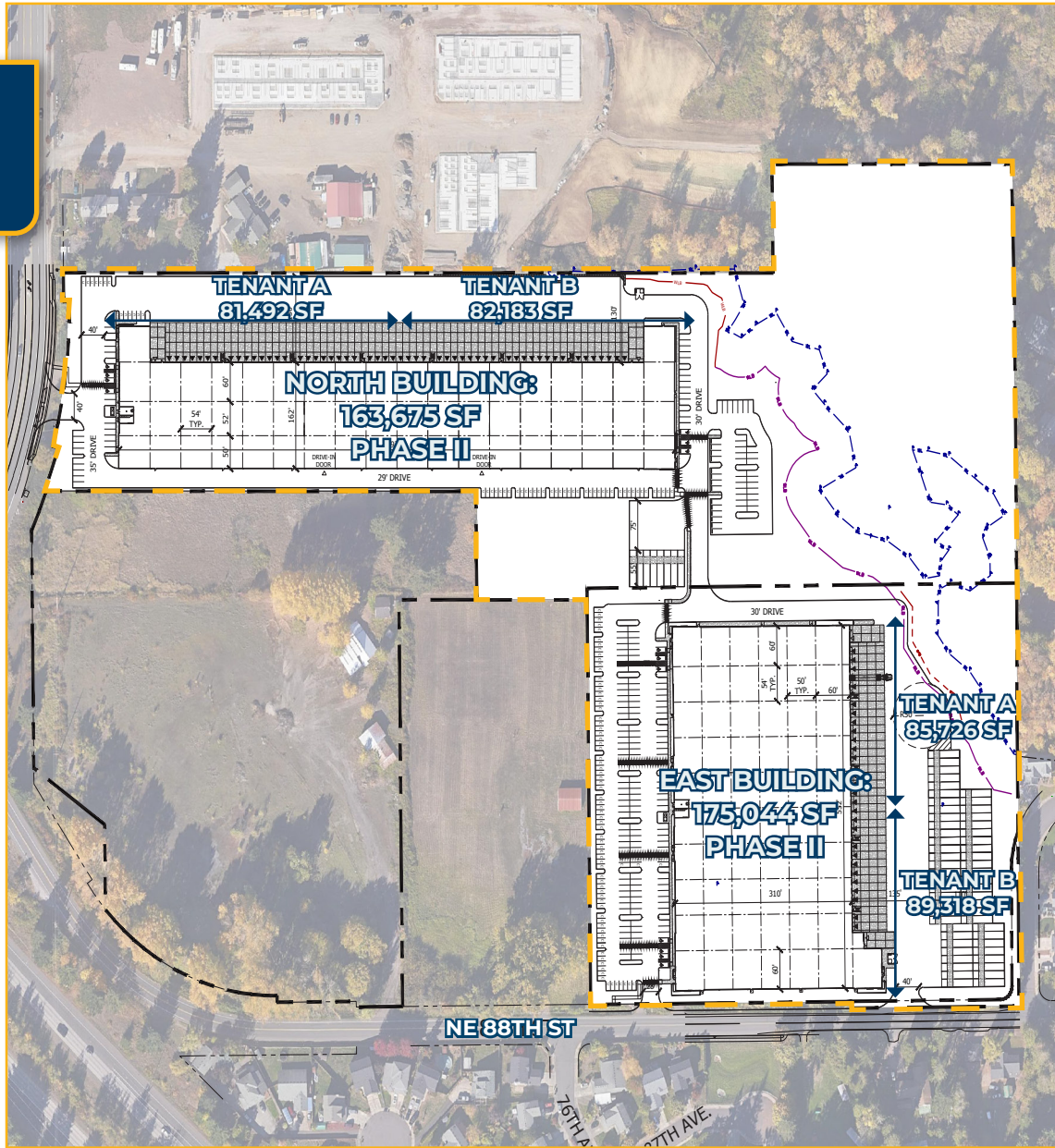
BRODY COHEN
Senior Associate Broker

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DEVELOPMENT PLAN



PROPERTY DETAILS - NORTH BUILDING

9213 NE 72ND AVENUE, VANCOUVER, WA 98662

Building Size	163,675 SF (Divisible)
Lot Area	11.48 Acres
Office SF	Build-to-Suit
Construction	Concrete Tilt-up
Clear Height	32'
Dock Loading	54 Docks
Grade Loading	4
Auto Parking	148 Parking Spaces
Trailer Parking	8 Spaces

PROPERTY DETAILS - EAST BUILDING

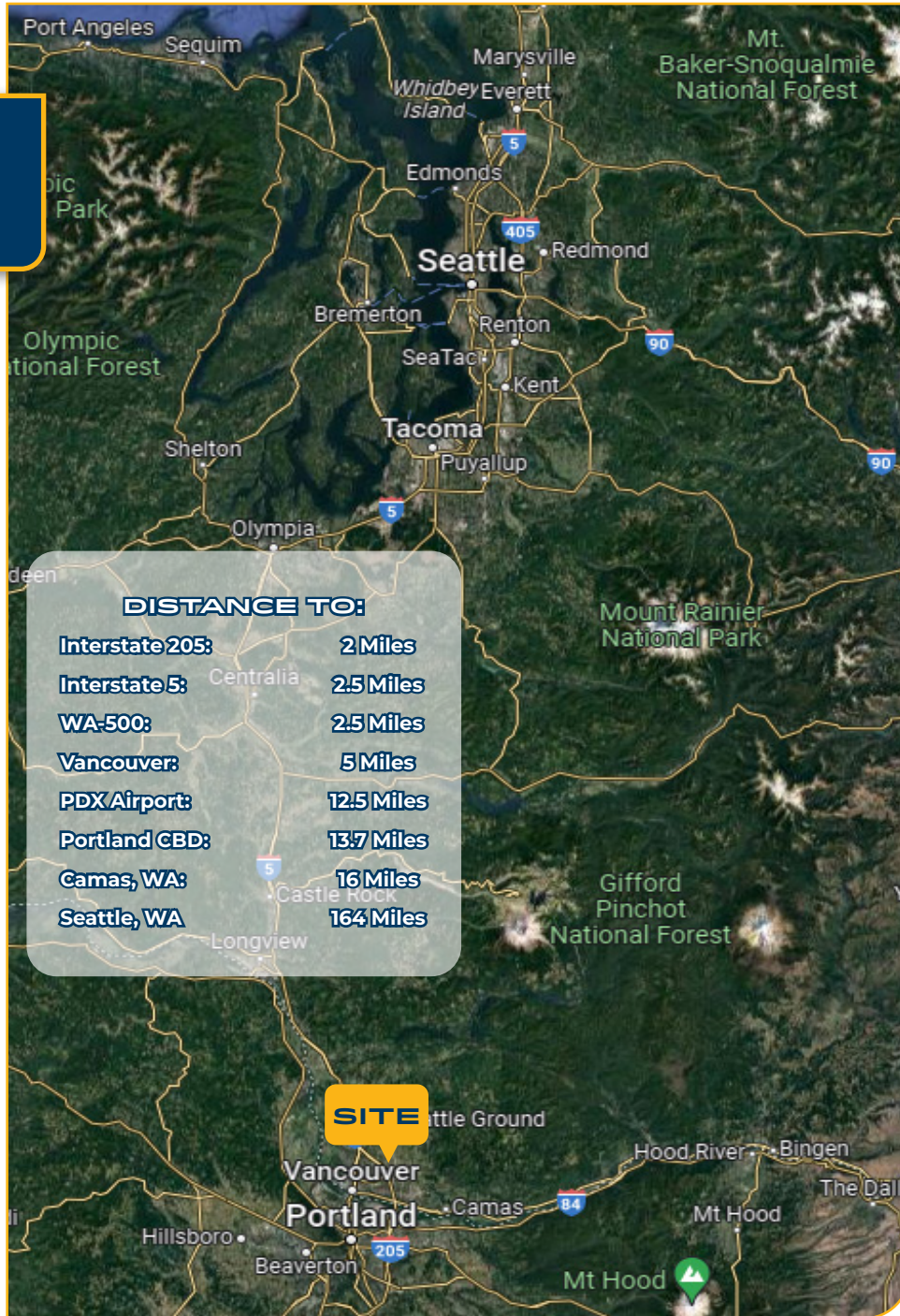
7704 NE 88TH STREET, VANCOUVER, WA 98662

Building Size	175,044 SF (Divisible)
Lot Area	16.86 Acres
Office SF	Build-to-Suit
Construction	Concrete Tilt-up
Clear Height	32'
Dock Loading	28 Docks
Grade Loading	2
Auto Parking	219 Parking Spaces
Trailer Parking	55 Spaces
Zoning	Light Industrial (LI)





INCENTIVES



LOCATION INCENTIVES

Employment Training B & O Tax Credit
Main Street Tax Credit
Renewable Energy Tax Exemption
Natural Gas Equipment Incentive
Sales & Use Tax Exemption for Machinery & Equipment
Commercial & Industrial Lighting Incentive Program
Tax exemptions available for Manufacturing, Food Processing and Distribution
Commuter Trip Reduction Program
On the Job Training (OJT) Program
Incumbent Worker Training Program
Clark Public Utilities Custom Projects Incentive
Washington State does not have a Personal or Corporate Income Tax
Worker's Compensation averages \$0.6396 / hour
Unemployment Insurance Tax averages 0.99% on the first \$52,700 in wages
State Business and Occupation (B & O) Tax ranges from 0.13% - 1.5%

DEMOGRAPHICS

LABOR POOL OF NEARLY 2 MILLION WORKERS WITHIN A 30-MILE RADIUS!
 VANCOUVER, WASHINGTON IS A GROWING, DYNAMIC COMMUNITY, AND ONE OF THE MOST COST-COMPETITIVE BUSINESS CLIMATES ON THE WEST COAST

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,410	98,626	266,389
MEDIAN AGE	37.1	37.0	37.4
TOTAL EMPLOYMENT	2,484	32,239	85,718
BACHELOR'S DEGREE +	17.7%	19.0%	19.6%
AVERAGE HH INCOME	\$107,817	\$86,249	\$88,070
AVERAGE HH SIZE	2.9	2.6	2.6
OWNER OCCUPIED	97.56%	96.53%	96.62%

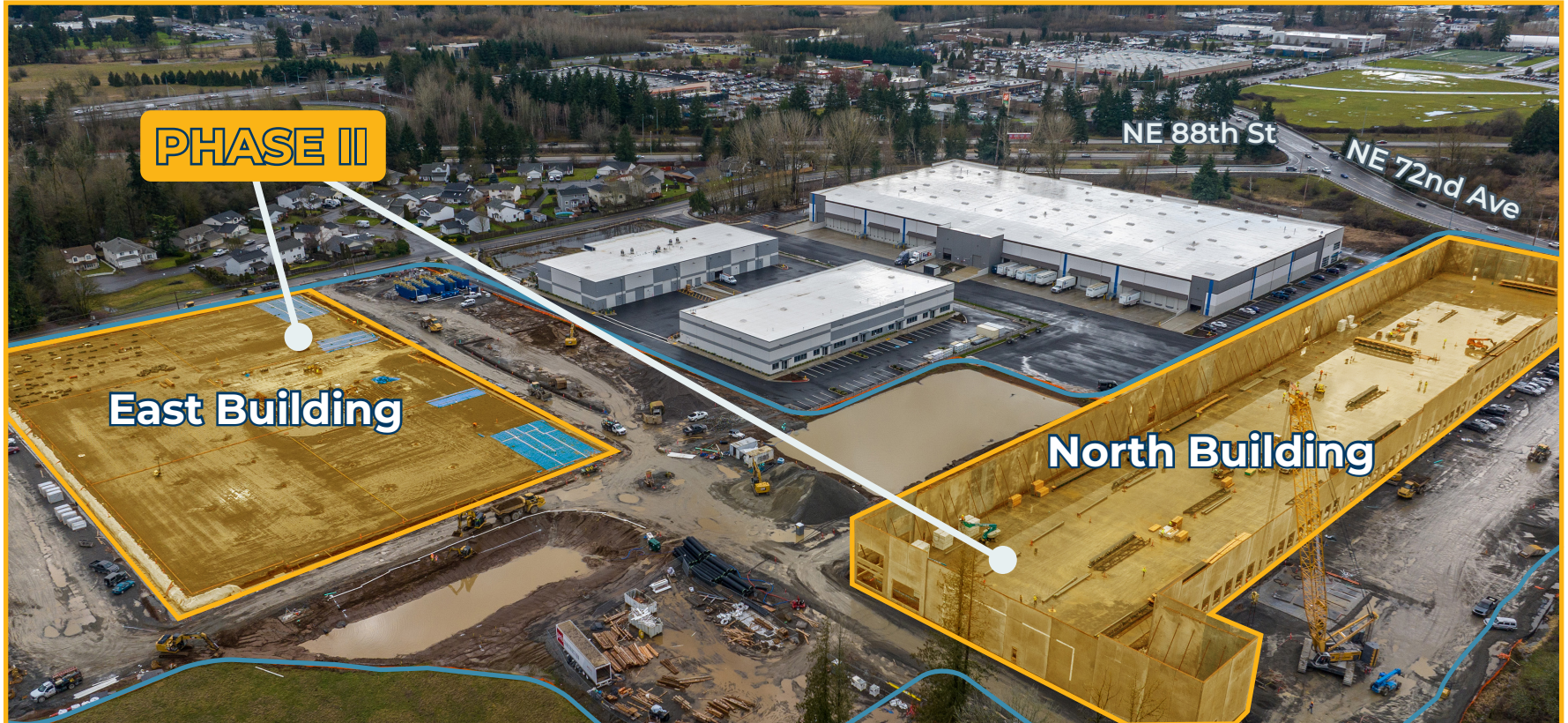


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SITE



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