



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. As you can see, this two-building industrial complex is well underway with completion slated to be June 2024. This project presents spaces divisible to  $\pm$  50,000 SF, making it a compelling choice for businesses seeking modern and strategic commercial and logistics real estate solutions.

**MIKE HALE, SIOR**

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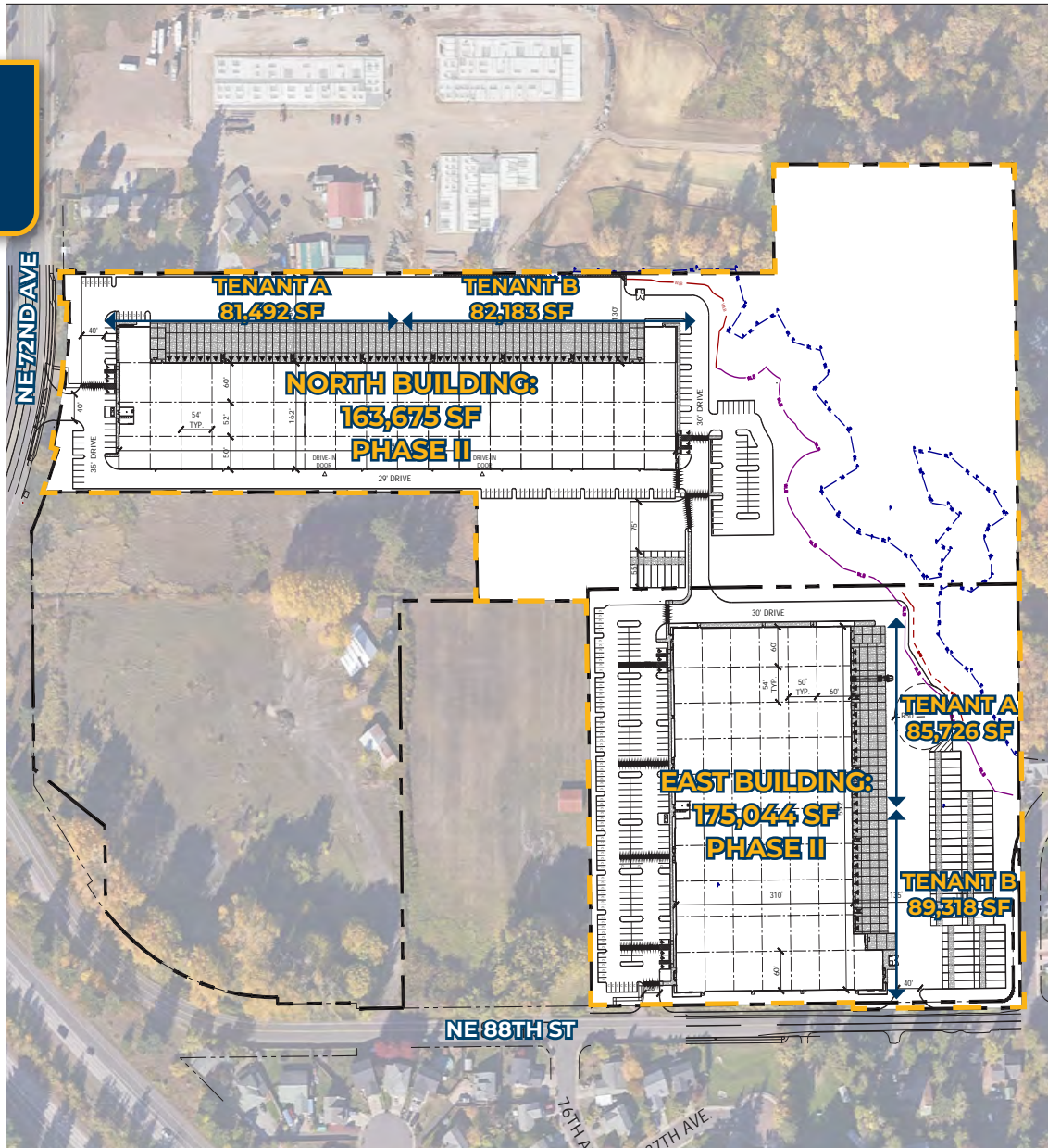
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# DEVELOPMENT PLAN



## PROPERTY DETAILS - NORTH BUILDING

<b>9213 NE 72ND AVENUE, VANCOUVER, WA 98662</b>	
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
Storage	Outside Storage
Zoning	Light Industrial (LI)

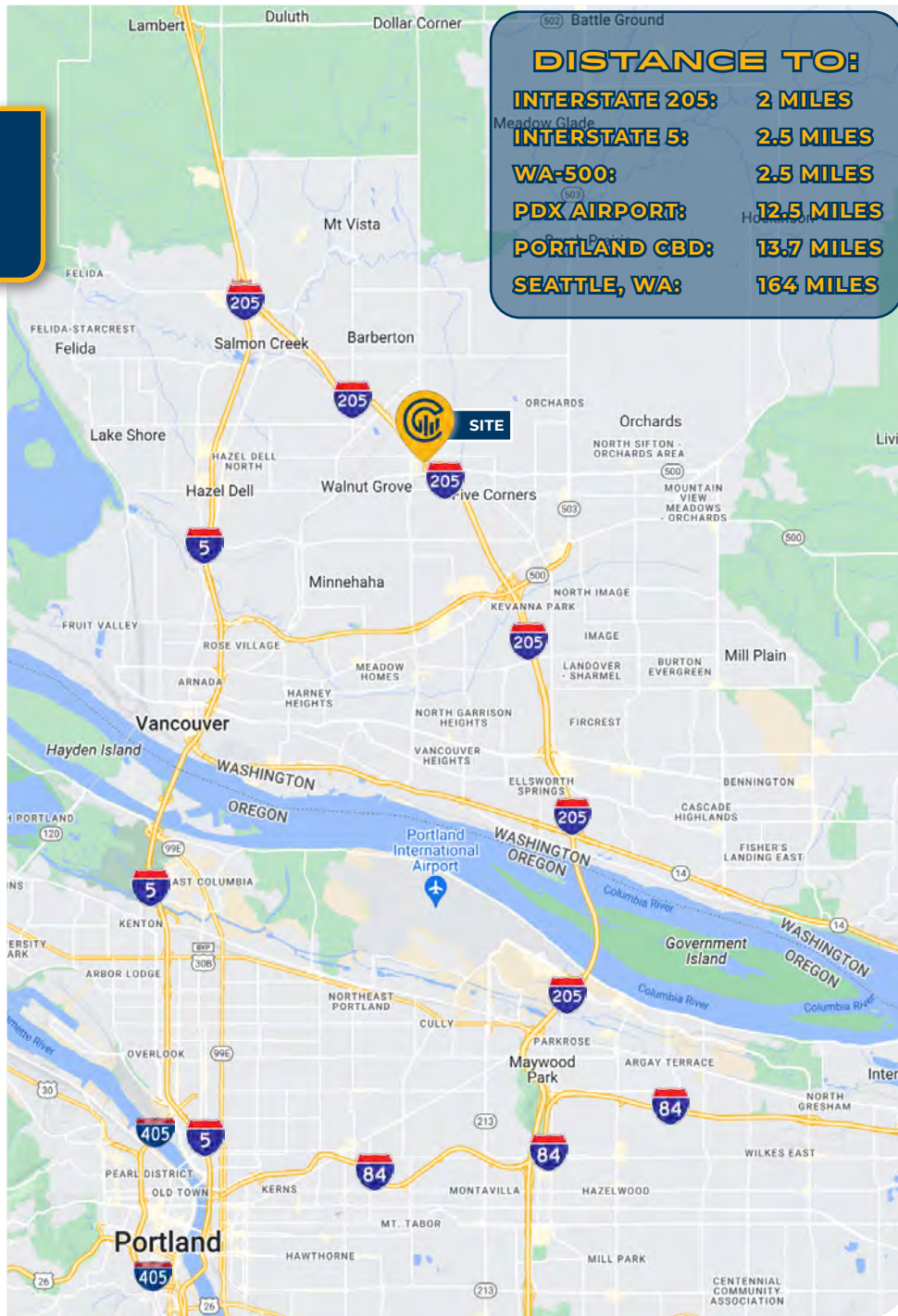
## PROPERTY DETAILS - EAST BUILDING

<b>7704 NE 88TH STREET, VANCOUVER, WA 98662</b>	
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
Storage	Outside Storage
Zoning	Light Industrial (LI)





# INCENTIVES



**DISTANCE TO:**  
**INTERSTATE 205: 2 MILES**  
**INTERSTATE 5: 2.5 MILES**  
**WA-500: 2.5 MILES**  
**PDX AIRPORT: 12.5 MILES**  
**PORTLAND CBD: 13.7 MILES**  
**SEATTLE, WA: 164 MILES**

## TAX COMPARISON

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 & Local Combined)	No	Sales Tax (State & Local Combined)	Yes
Real Estate Transfer Tax	Washington County	Real Estate Transfer Tax	Yes

## AREA ADVANTAGES

- Excellent Amenities Including Retail, Food and Lodging
- Low Cost of Living
- Robust Labor Force
- Within 3 miles of I-5 and I-205
- Fastest Growing County in Metro Area

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



SITE PLAN

PANATTONI®



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