

# HARMONY

## INDUSTRIAL CENTER

121,606 - 324,273 SF Class A Industrial Delivering 2025  
For Lease or For Sale Build-To-Suit




TENANT SIGNAGE

→ LIVE LOOK AT CONSTRUCTION

18712 SE 1st Street | Vancouver, WA

DEVELOPED BY

 PANATTONI®

EXCLUSIVELY LEASED BY

 Kidder Mathews



**445,879 SF**  
TOTAL SQUARE FEET

**Q3 2025**  
DELIVERY

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

**ECX**  
ZONING

## ABOUT THE PROJECT

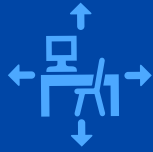
Harmony Industrial Center offers prospective tenants strategically located distribution space to fit the needs of Vancouver's rapidly growing industrial market.

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.

[→ LIVE LOOK AT CONSTRUCTION](#)



**121,606-324,273 SF BUILDING**



**BUILD-TO-SUIT OFFICE**



**LOADING DOORS  
DOCK AND GRADE**



**32-36' CLEAR HEIGHT**



**345 AUTO STALLS  
369 TRAILER STALLS**



**2025 DELIVERY**



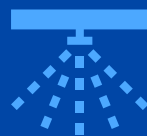
**36 ACRES OF LAND (1.5MM SF)**



**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 121,606-324,273 SF

Divisible to ±40,000 SF

Dock Doors 85 Total

Clear Height 32-36'

Office Area BTS

Loading Rear Loading

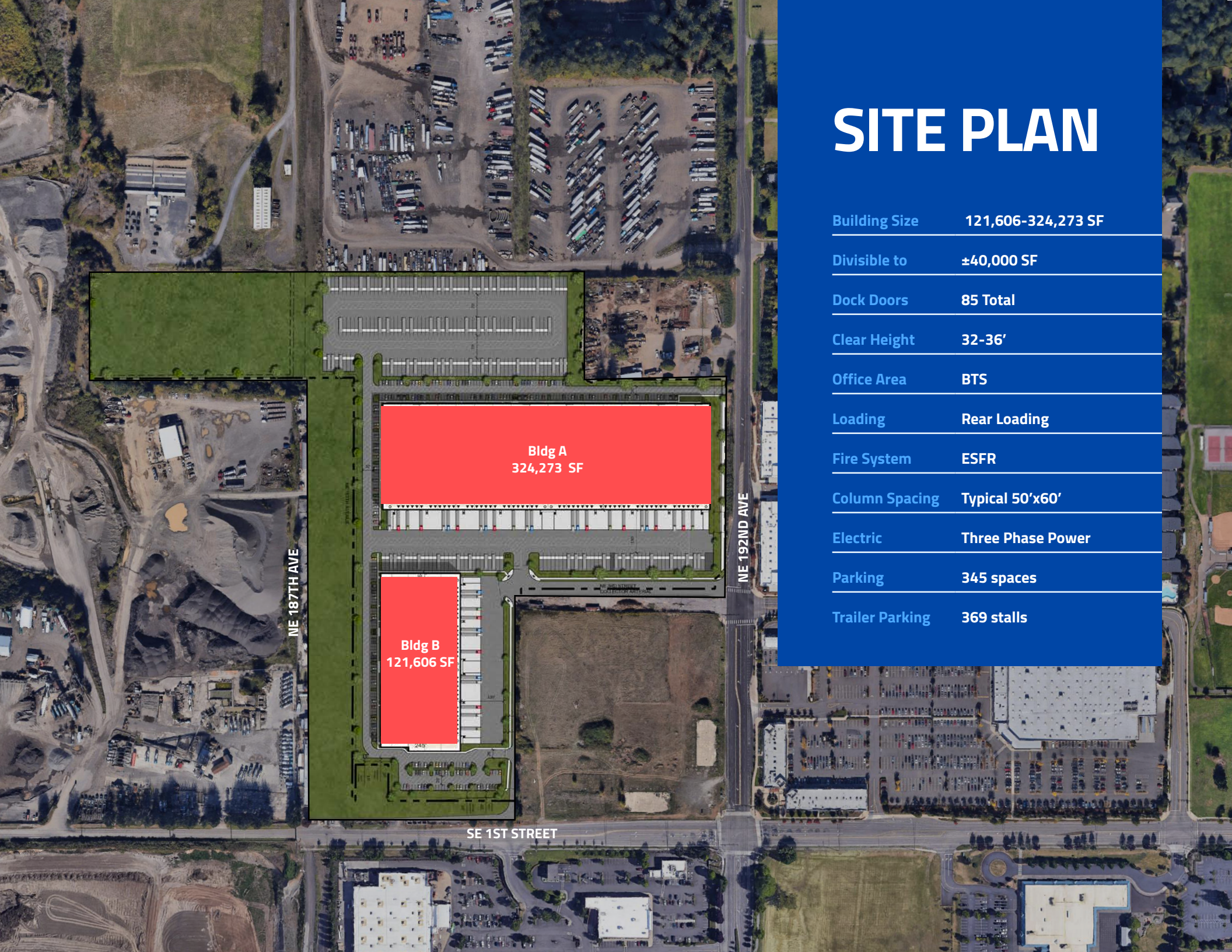
Fire System ESFR

Column Spacing Typical 50'x60'

Electric Three Phase Power

Parking 345 spaces

Trailer Parking 369 stalls



Bldg A  
324,273 SF

Bldg B  
121,606 SF

NE 187TH AVE

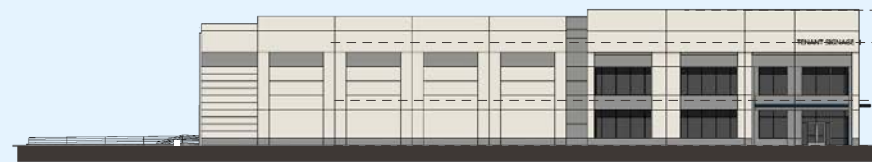
NE 192ND AVE

SE 1ST STREET

# SITE PLAN



SOUTH ELEVATION



NORTH ELEVATION

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



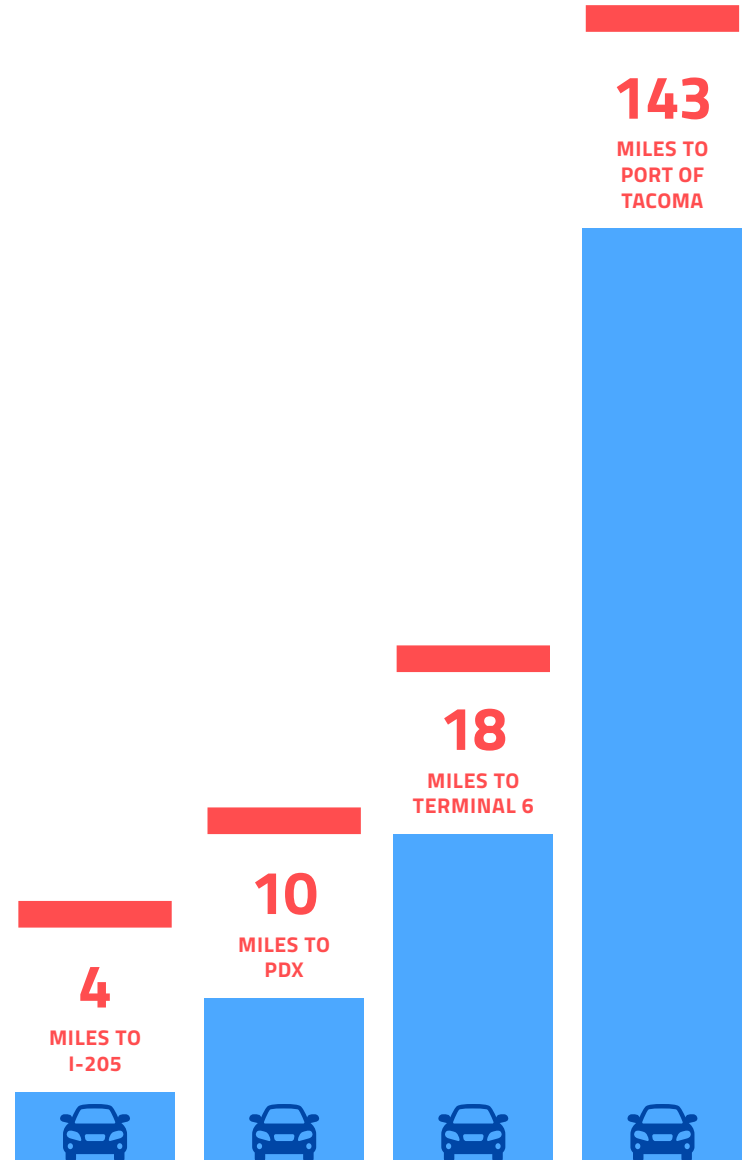
WEST ELEVATION

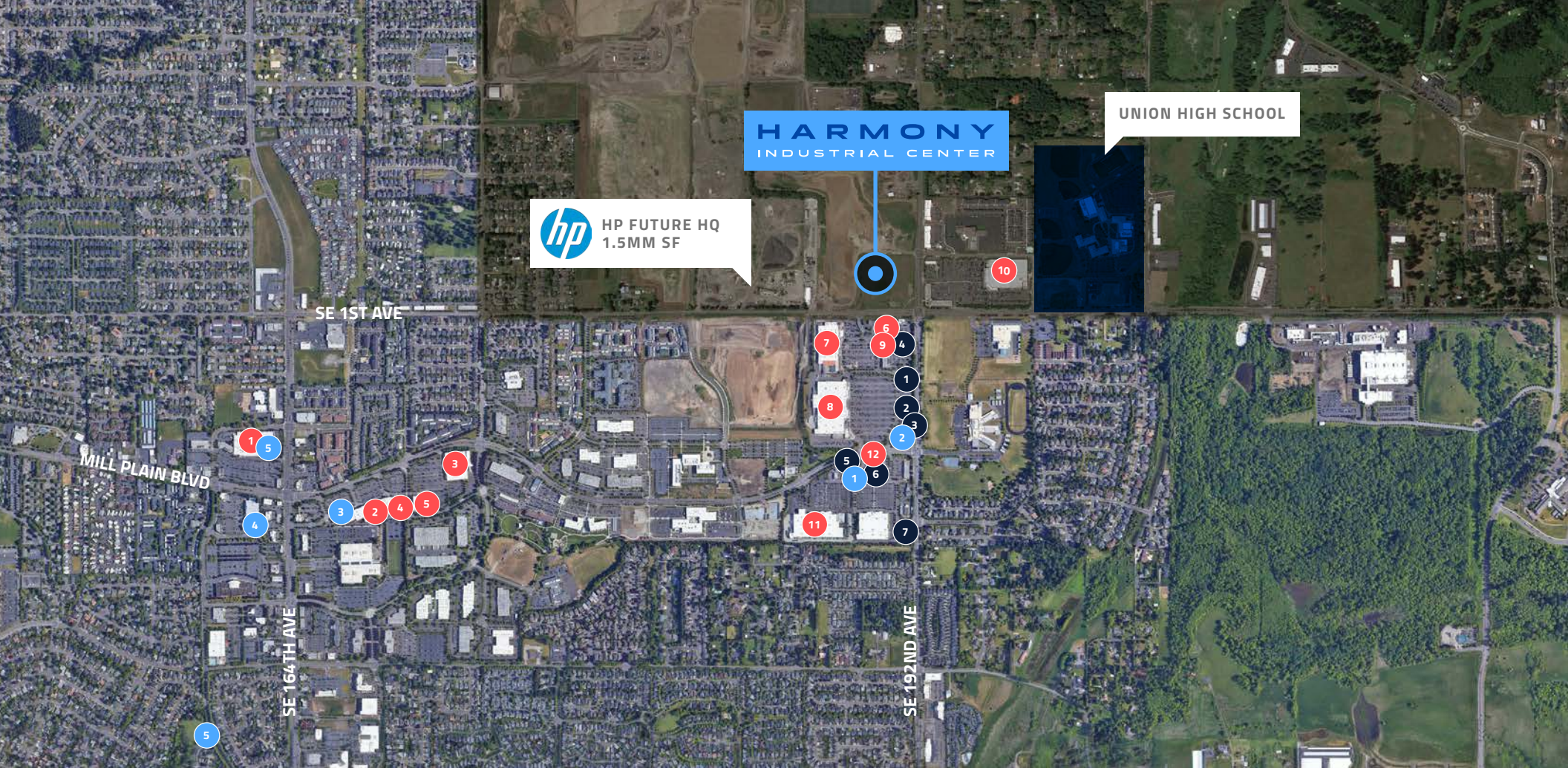


EAST ELEVATION



# 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

# HARMONY

## INDUSTRIAL CENTER

For leasing information contact

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