

WOODLAND INDUSTRIAL PARK

FOR LEASE OR SALE

655,094 SF AVAILABLE

**345 N Pekin Road
Woodland, WA 98674**



Click for Video Tour:



Trammell Crow Company



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**UNDER CONSTRUCTION
DELIVERY Q4 2026**

LIVE CONSTRUCTION FEED

**EAST BUILDING
LEASED**

WEST BUILDING - WALLS TILTED



INTERSTATE ACCESS



- 1.5 miles (<5 minutes) from multiple exits
- Along Interstate 5 with no lights in between
- 21 miles From Portland to Woodland
- 134 miles From Seattle to Woodland

POTENTIAL USES



MANUFACTURING & PROCESSING



DISTRIBUTION



WHOLESALE BUSINESS

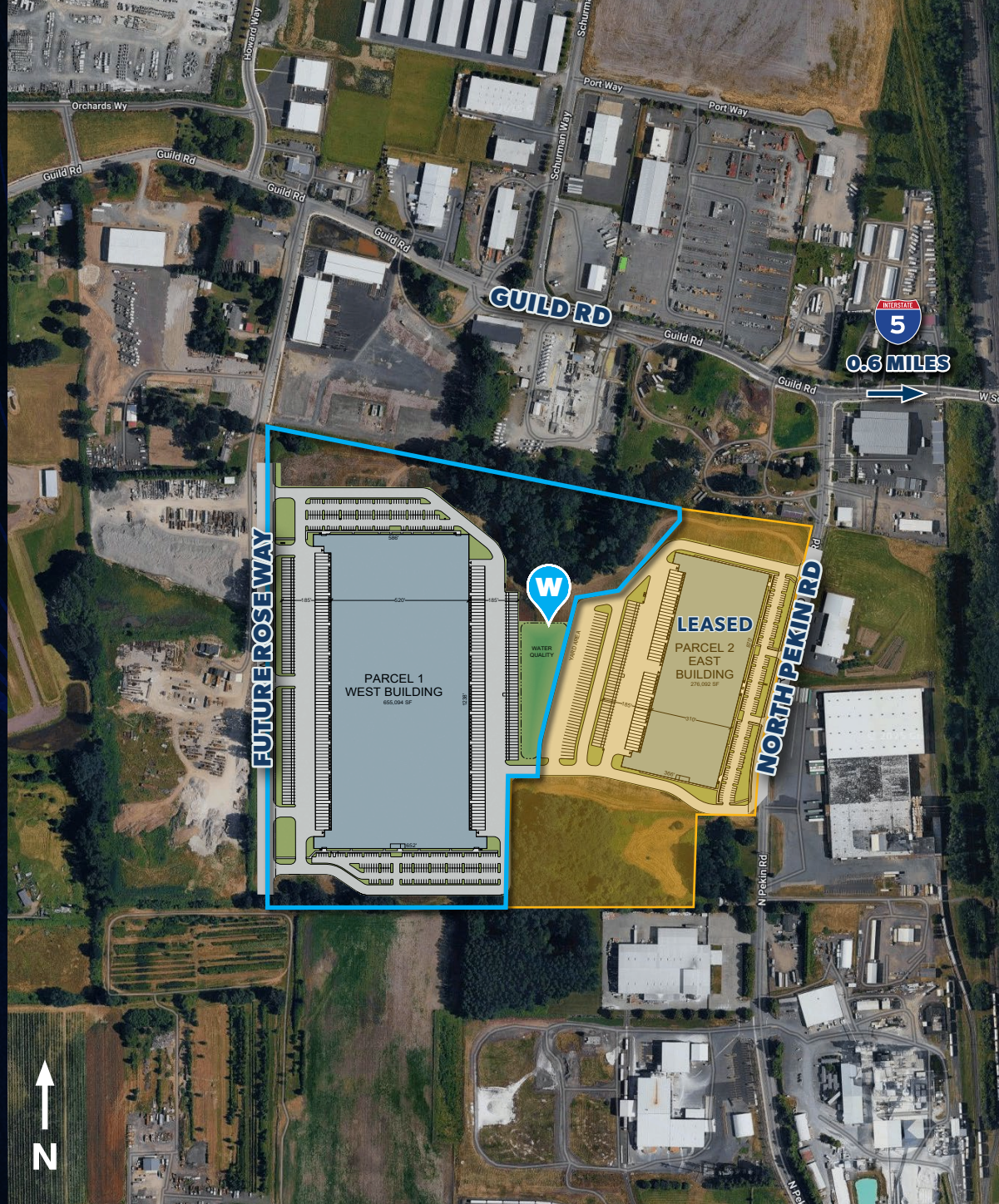


COMMERCIAL MOVING & STORAGE



FOOD PROCESSING

[VIEW ZONING ONLINE](#)



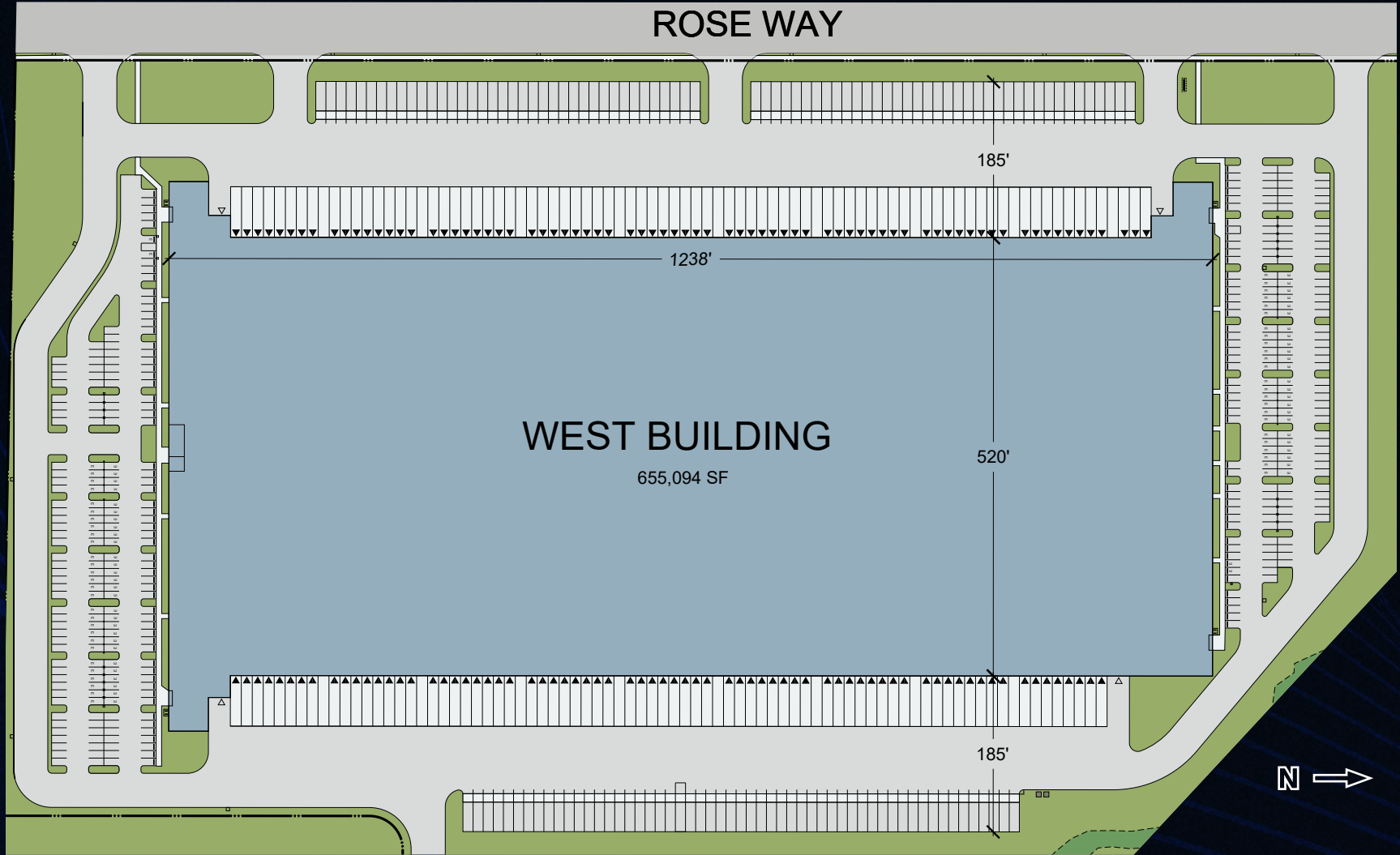
PROPERTY DETAILS	
Address	345 N Pekin Road, Woodland, WA 98674
Lease Rate / Sale Price	Please Call Broker
Total Site Area	66.28 AC
West Building	655,094 SF
East Building	Leased
Property Zoning	Light Industrial (I-1)
Functionality of Buildings	<ul style="list-style-type: none"> Separate Truck & Auto Parking Availability of Yard Storage 3 Phase Power, 6,000 amps (2 x 3,000 amp services) Site Flexibility
Availability	Under Construction Delivery Q4 2026

Key Location Attributes:

- Within 3 minutes of multiple I-5 on-ramps/off-ramps
- No Personal or Corporate Income Tax
- City of Woodland Incentives "Pro Business City with Available Incentives"
- Population of 6.5M within 2 hour drive

Sales Tax & Racking Incentive Available!
Click for More Info

WEST BUILDING

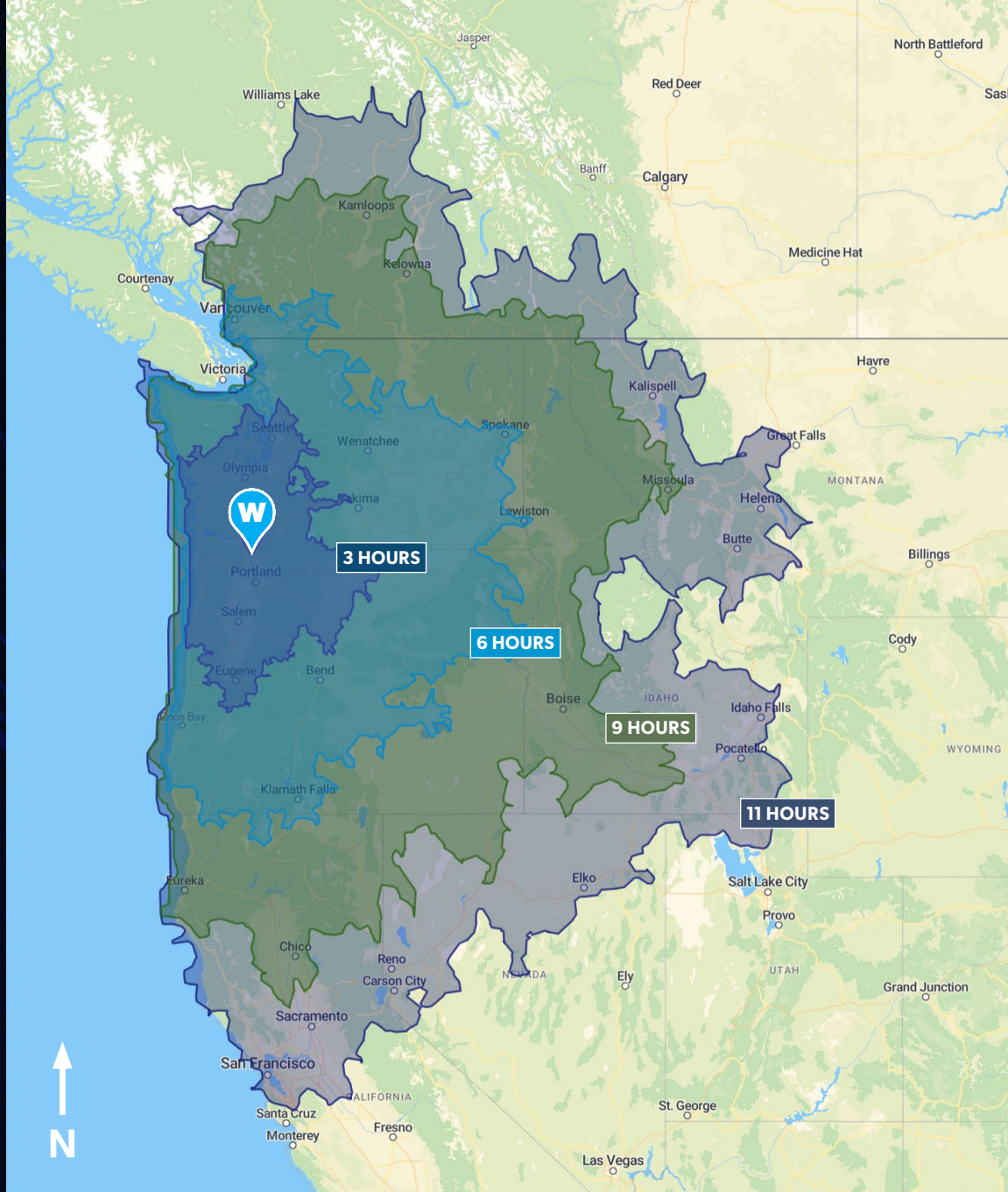


WEST BUILDING DETAILS

Building Area	Site Size	Clear Height	Dock Doors	Grade Doors	Trailer Parking	Auto Parking	Power
325,000 - 655,094 SF	41 Acres	40'	147	4	130	378 (0.6/1,000)	3 Phase Power, 6,000 amps (2 x 3,000 amp services)



DRIVE TIMES



DRIVE TIMES		
LOCATION	DISTANCE FROM PROPERTY	
Portland, OR	21 miles	≈ 19 min
Eugene, OR	133 miles	≈ 2.28 hrs
Seattle, WA	134 miles	≈ 2.19 hrs
Medford, OR	245 miles	≈ 4.67 hrs
Spokane, WA	340 miles	≈ 6.25 hrs
Boise, ID	410 miles	≈ 7.50 hrs
Reno, NV	475 miles	≈ 8.25 hrs
San Francisco, CA	620 miles	≈ 10.00 hrs

POPULATION	
DRIVE TIME	2025 POPULATION
3 Hours	8,805,537
6 Hours	11,767,612
9 Hours	14,575,898
11 Hours	28,441,936

Trammell Crow Company

Trammell Crow Company (TCC) is a global commercial real estate developer and wholly-owned subsidiary of CBRE Group, Inc., a Fortune 500 and S&P 500 company. TCC has developed or acquired nearly 2,900 buildings valued at \$75 billion and over 655 million square feet. For more information visit www.TrammellCrow.com.



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