

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



MIKE HALE, SIOR
Principal | 503-517-7129
mikehale@capacitycommercial.com

BRODY COHEN, SIOR
Senior Vice President | 503-517-9878
brody@capacitycommercial.com

RYAN BOWERS
Senior Associate Broker | 503-517-9874
ryanbowers@capacitycommercial.com





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**

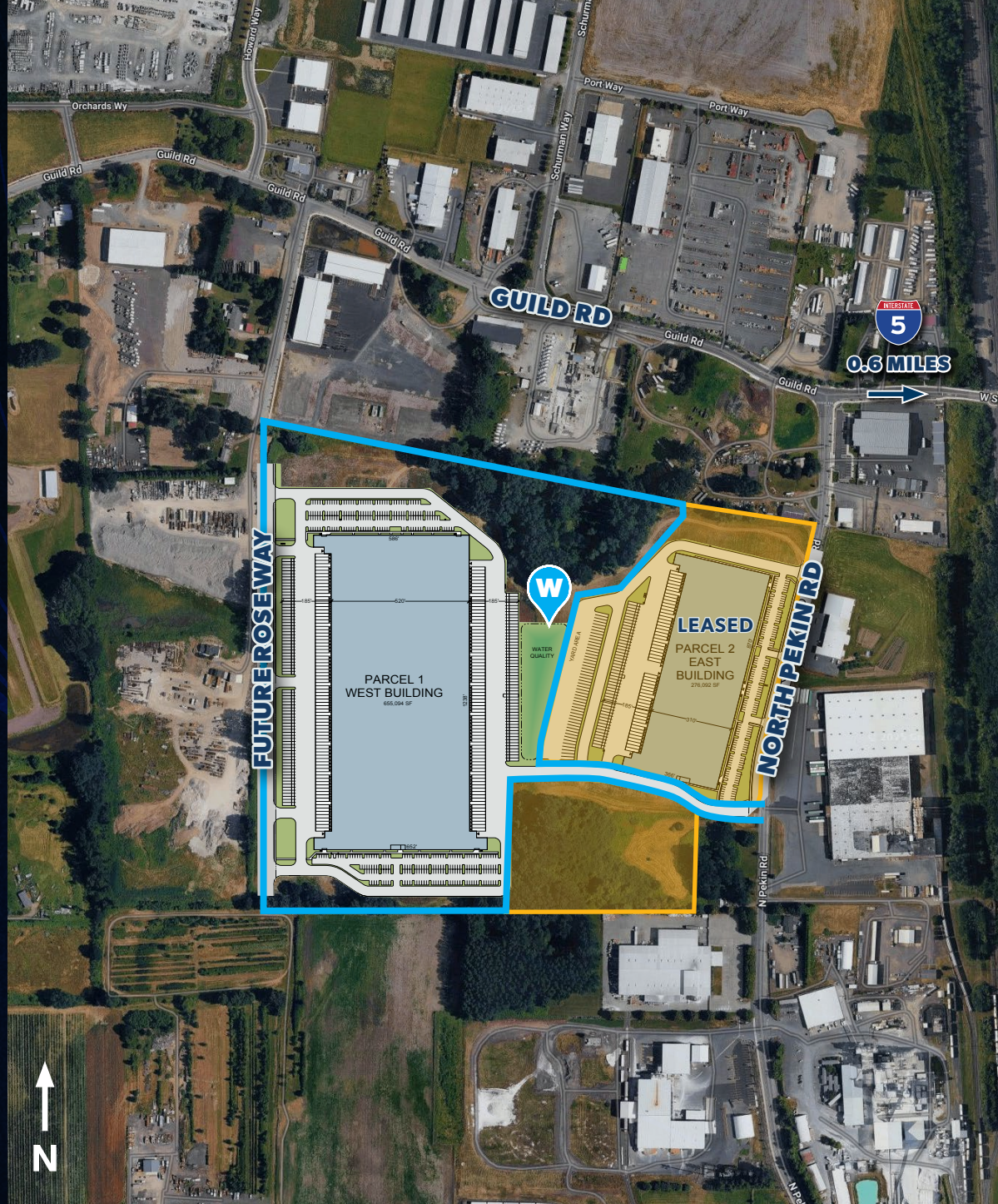


**COMMERCIAL
MOVING & STORAGE**



**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	41 AC
West Building	655,094 SF
East Building	Leased
Property Zoning	Light Industrial (I-1)
Functionality of Buildings	- 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

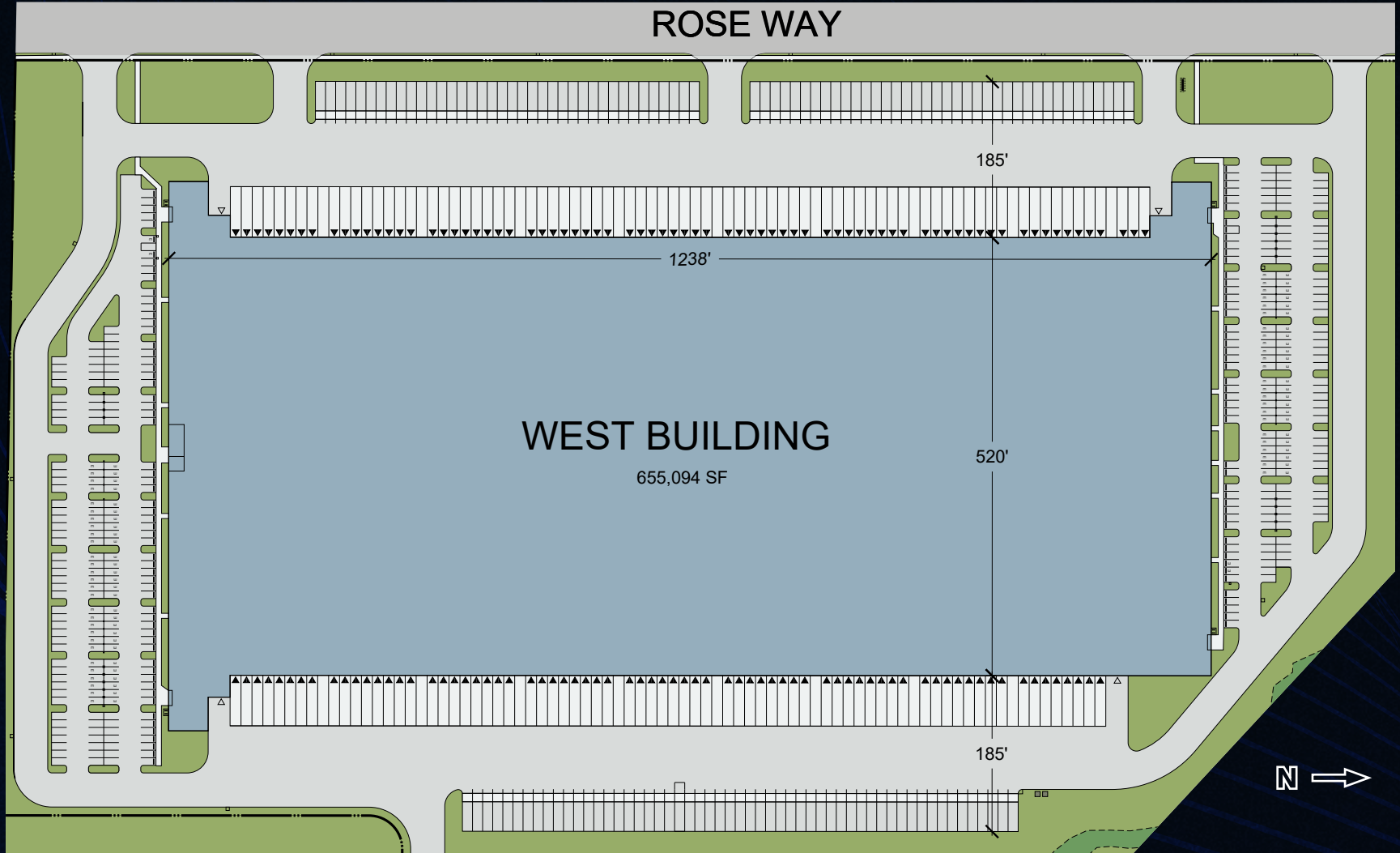
Key Location Attributes:

- 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

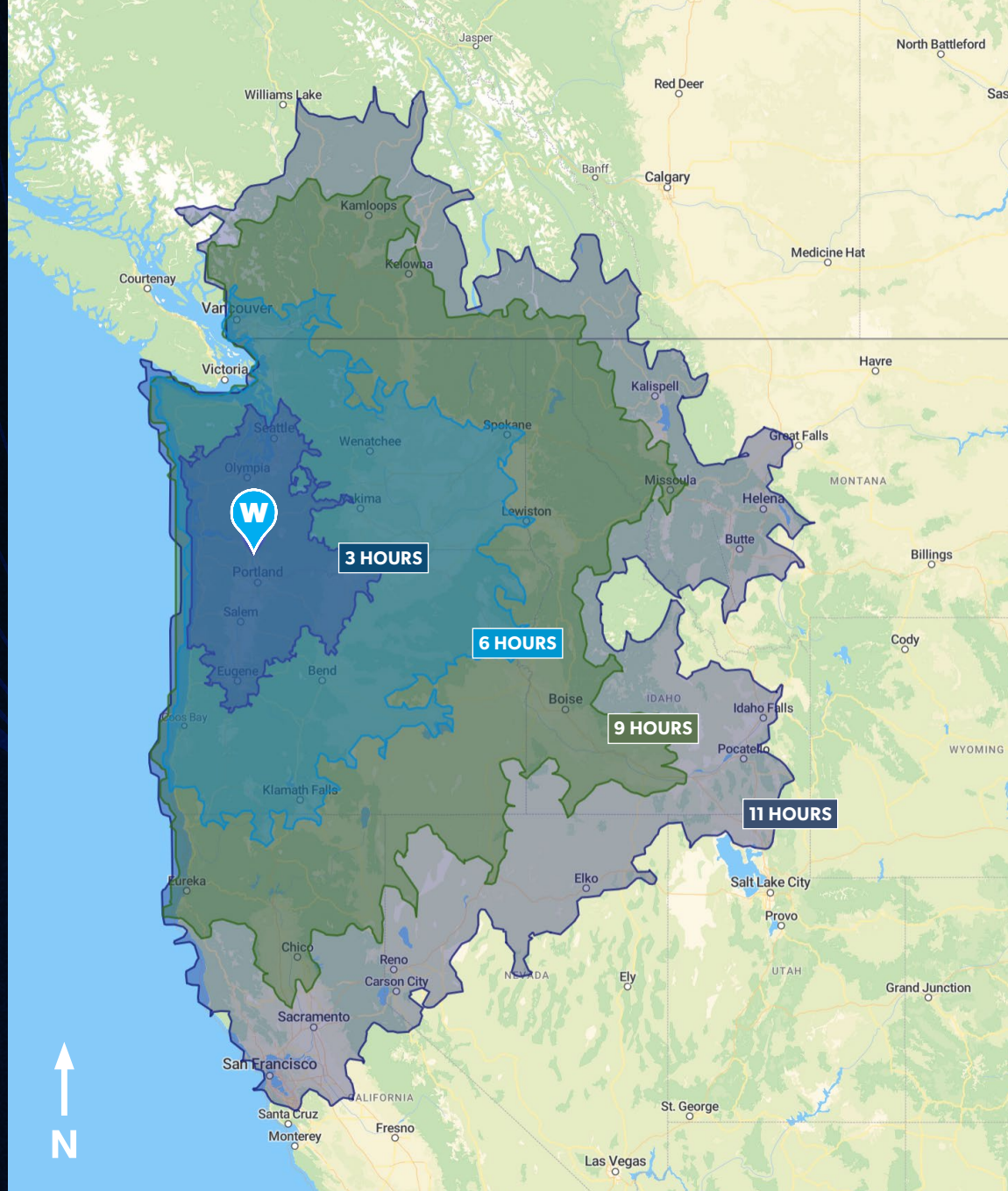


WEST BUILDING DETAILS

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.



MIKE HALE, SIOR
Principal | 503-517-7129
mikehale@capacitycommercial.com

BRODY COHEN, SIOR
Senior Vice President | 503-517-9878
brody@capacitycommercial.com

RYAN BOWERS
Senior Associate Broker | 503-517-9874
ryanbowers@capacitycommercial.com