



FOR LEASE / BTS

DELIVERING Q2 2027



## WEST VANCOUVER INDUSTRIAL

### For Lease / Build-to-Suit

Class A New Industrial Warehouse in Vancouver, WA

**15301 NE 10th Ave, Vancouver, WA 98685**

Located in Vancouver, WA, this new Class-A industrial development will offer 144,290 SF of modern industrial space designed for a variety of industrial uses. Within 1 mile to both I-5 and I-205, the project provides connectivity, functionality, efficiency, and the many advantages that come with new construction in one of Southwest Washington's fastest-growing industrial corridors.

### MIKE HALE, SIOR

Principal Broker | Licensed in OR & WA

503-517-7129 | [mikehale@capacitycommercial.com](mailto:mikehale@capacitycommercial.com)

### BRODY COHEN, SIOR

Senior Vice President | Licensed in OR & WA

503-517-9878 | [brody@capacitycommercial.com](mailto:brody@capacitycommercial.com)

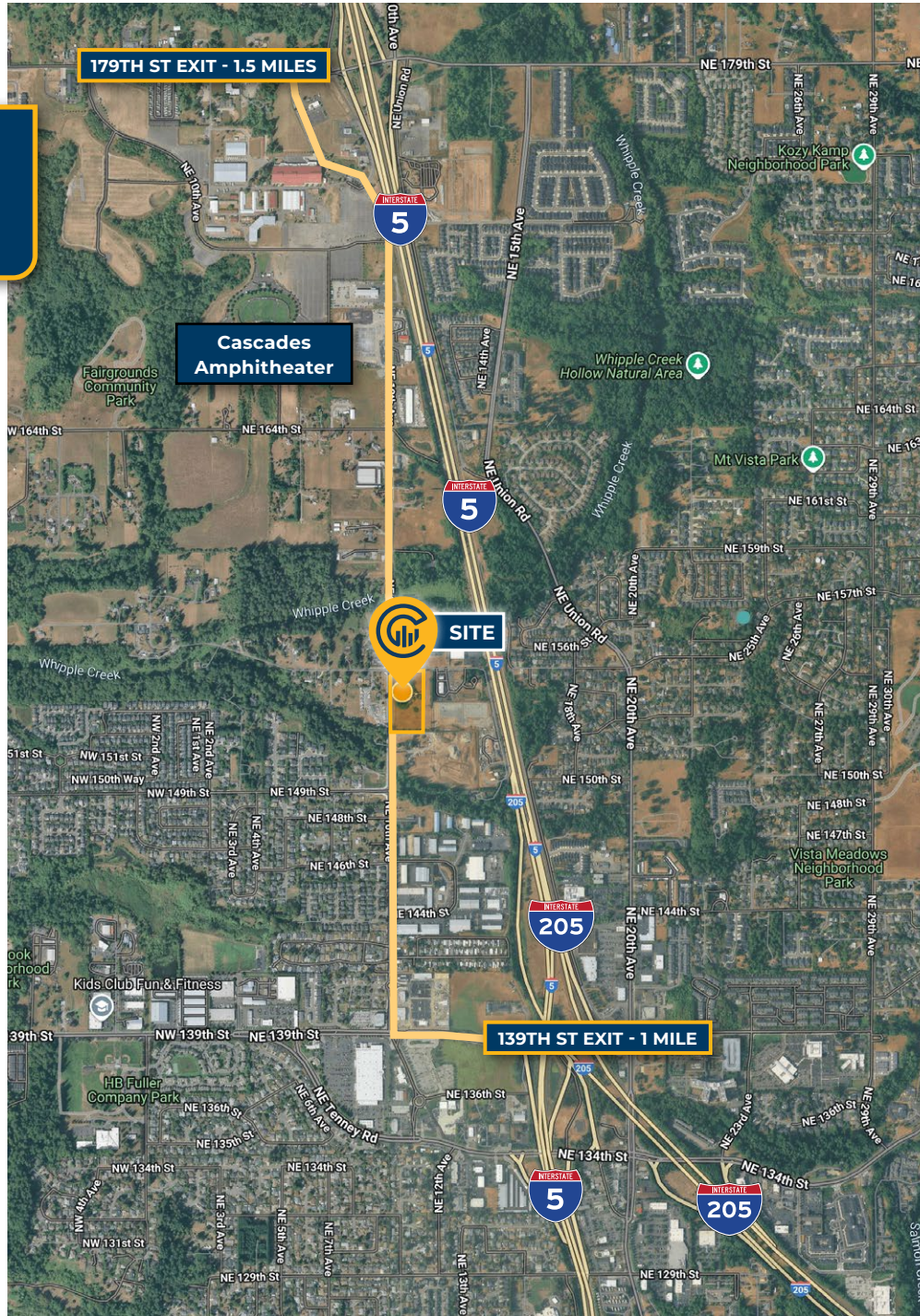
### RYAN BOWERS

Senior Associate Broker | Licensed in OR & WA

503-517-9874 | [ryanbowers@capacitycommercial.com](mailto:ryanbowers@capacitycommercial.com)



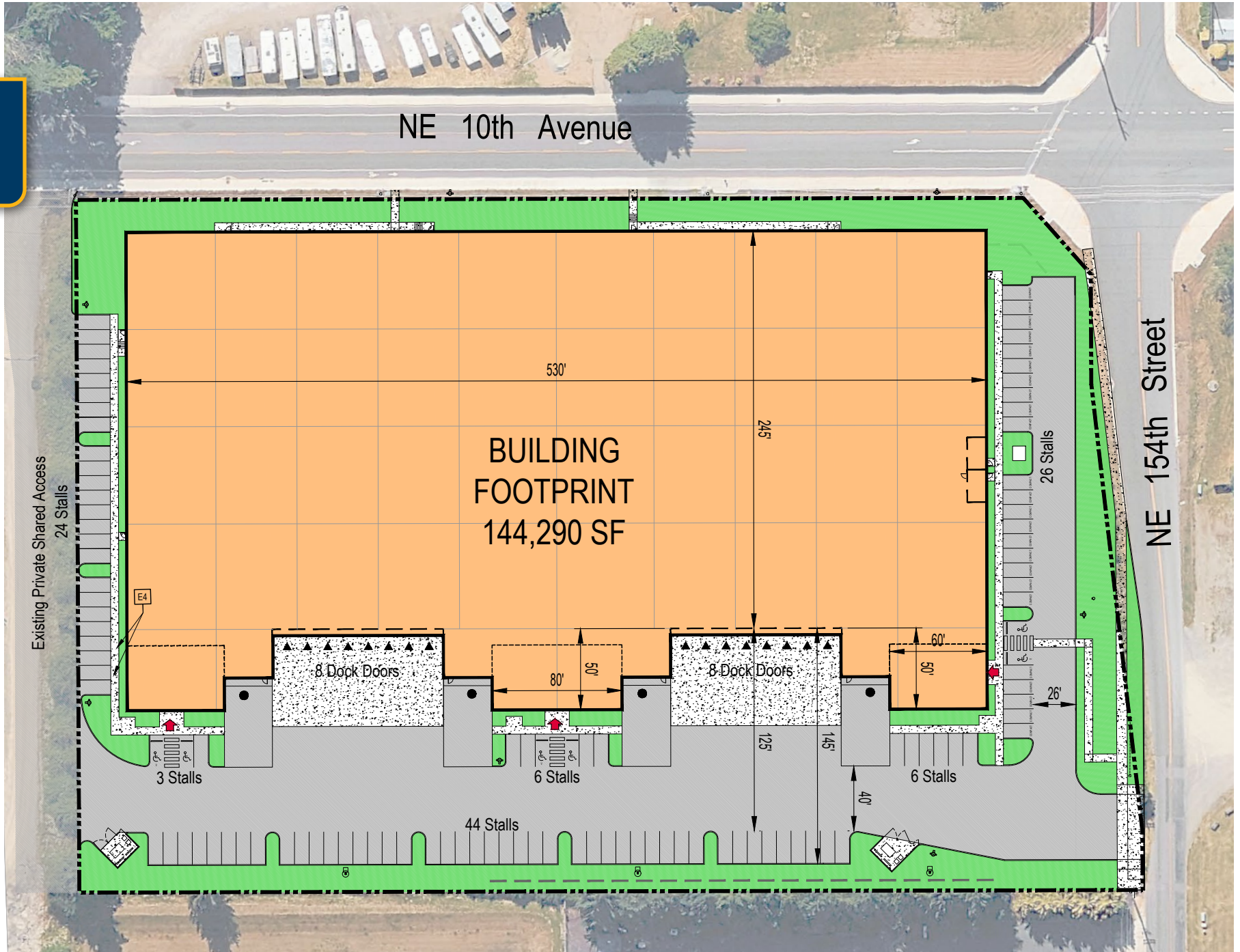
# PROPERTY SUMMARY



PROPERTY DETAILS	
Address	15301 NE 10th Ave, Vancouver, WA 98685
Available Space	144,290 SF (6,800 SF Office)
Total Site Size	6.13 Acres
Clear Height	32'
Dock High Doors	16
Grade Level Doors	4
Column Spacing	50'
Power	2,000 Amps
Parking	109 Stalls
Zoning	IL (Light Industrial)
Delivery Date:	Q2/2027
LEASE RATE	CALL FOR RATES

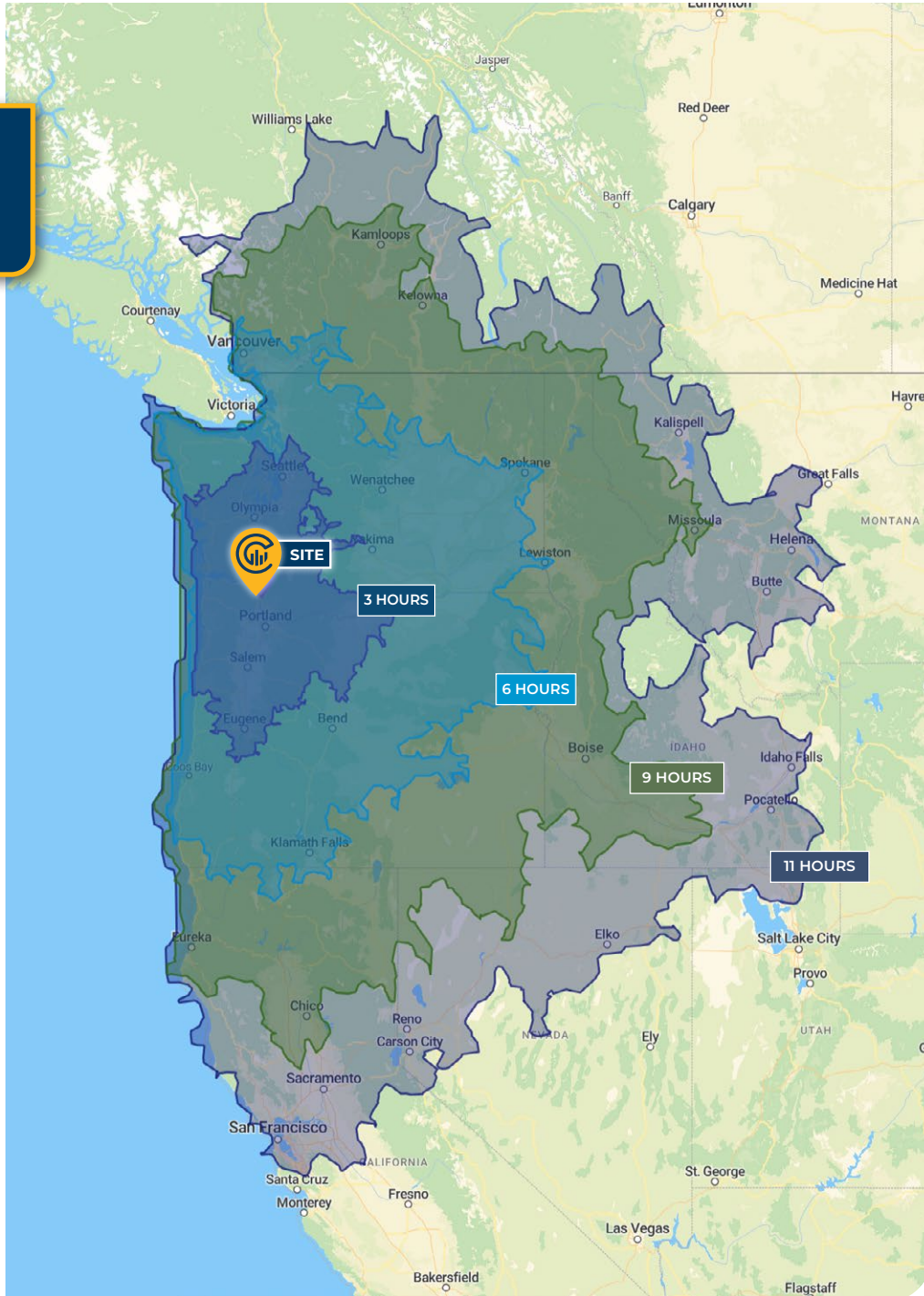


# PROPOSED SITE PLAN





# DRIVE TIME MAP



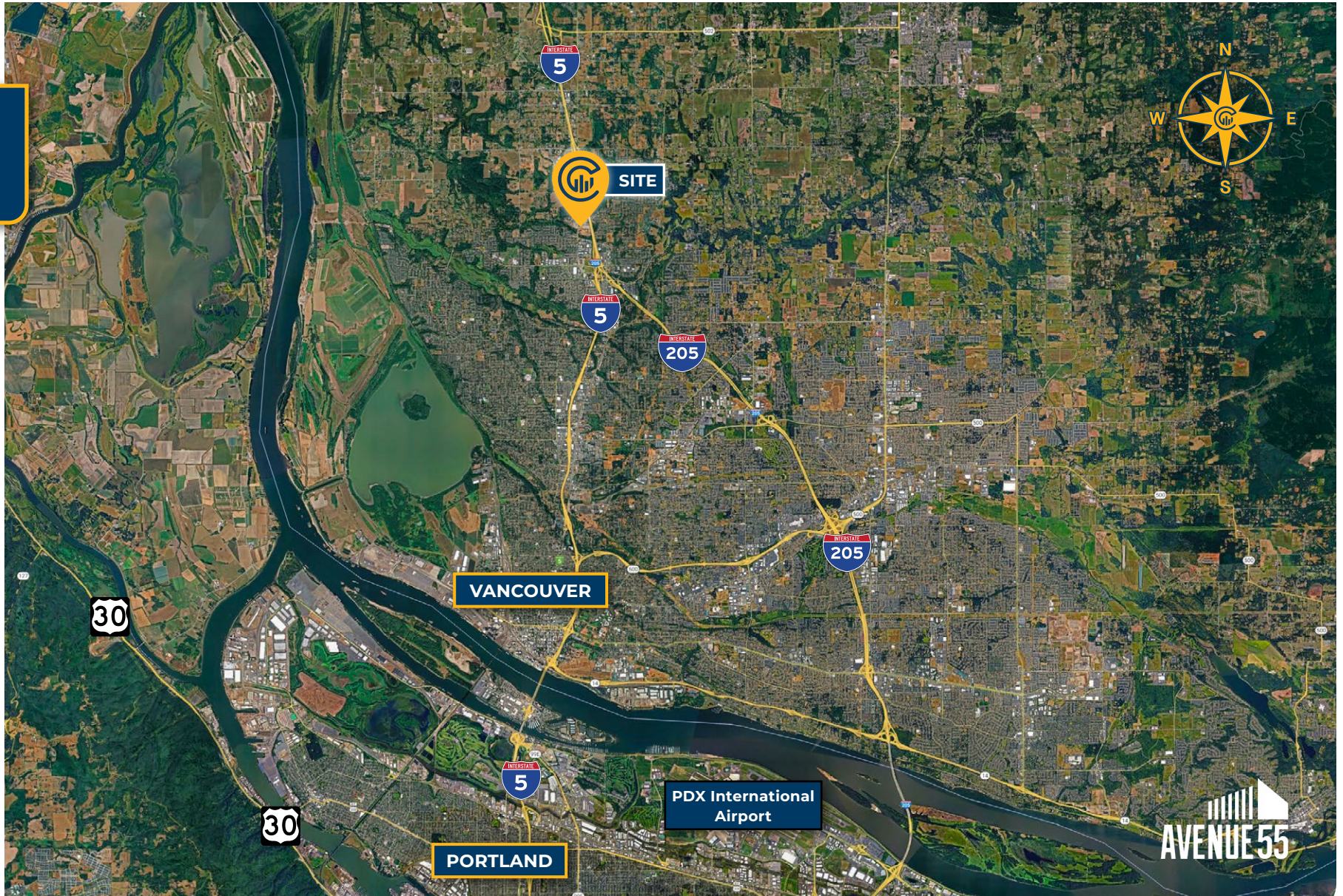
DRIVE TIMES		
LOCATION	DISTANCE FROM PROPERTY	
Port of Vancouver	9 Miles	15 min
Portland Airport (PDX)	12 Miles	18 min
Port of Portland	13 Miles	20 min
Portland, OR	14 Miles	20 min
Eugene, OR	125 Miles	2:00 hrs
Seattle, WA	160 Miles	2.75 hrs
Medford, OR	285 Miles	4.5 hrs
Spokane, WA	355 Miles	5.5 hrs
Boise, ID	430 Miles	6.5 hrs

POPULATION	
DRIVE TIME	2025 POPULATION
1 Mile	10,202
5 Miles	112,612
10 Miles	405,127
25 Miles	2,147,444

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



# LOCAL AERIAL MAP



\*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2025 | Map data ©2024 Google Imagery ©2025, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/Geo

**MIKE HALE, SIOR**  
Principal Broker | Licensed in OR & WA  
503-517-7129  
mikehale@capacitycommercial.com

**BRODY COHEN, SIOR**  
Senior Vice President | Licensed in OR & WA  
503-517-9878  
brody@capacitycommercial.com

**RYAN BOWERS**  
Sr. Associate Broker | Licensed in OR & WA  
503-517-9874  
ryanbowers@capacitycommercial.com