



FOR SALE / LEASE / BTS

DELIVERING Q2 2027



## WEST VANCOUVER INDUSTRIAL

### For Sale / 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 142,170 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

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### BRODY COHEN, SIOR

Senior Vice President | Licensed in OR & WA

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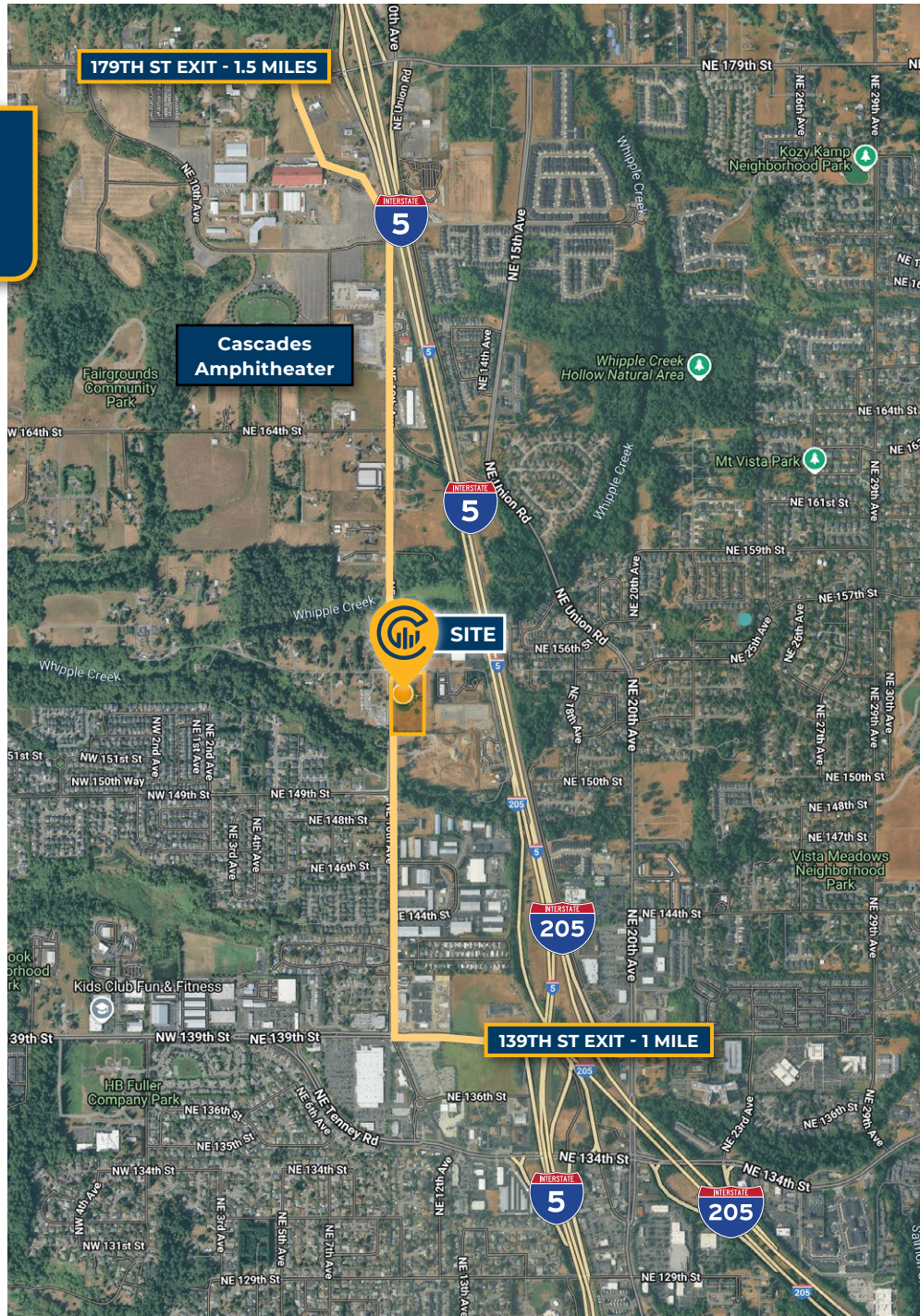
### RYAN BOWERS

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# PROPERTY SUMMARY

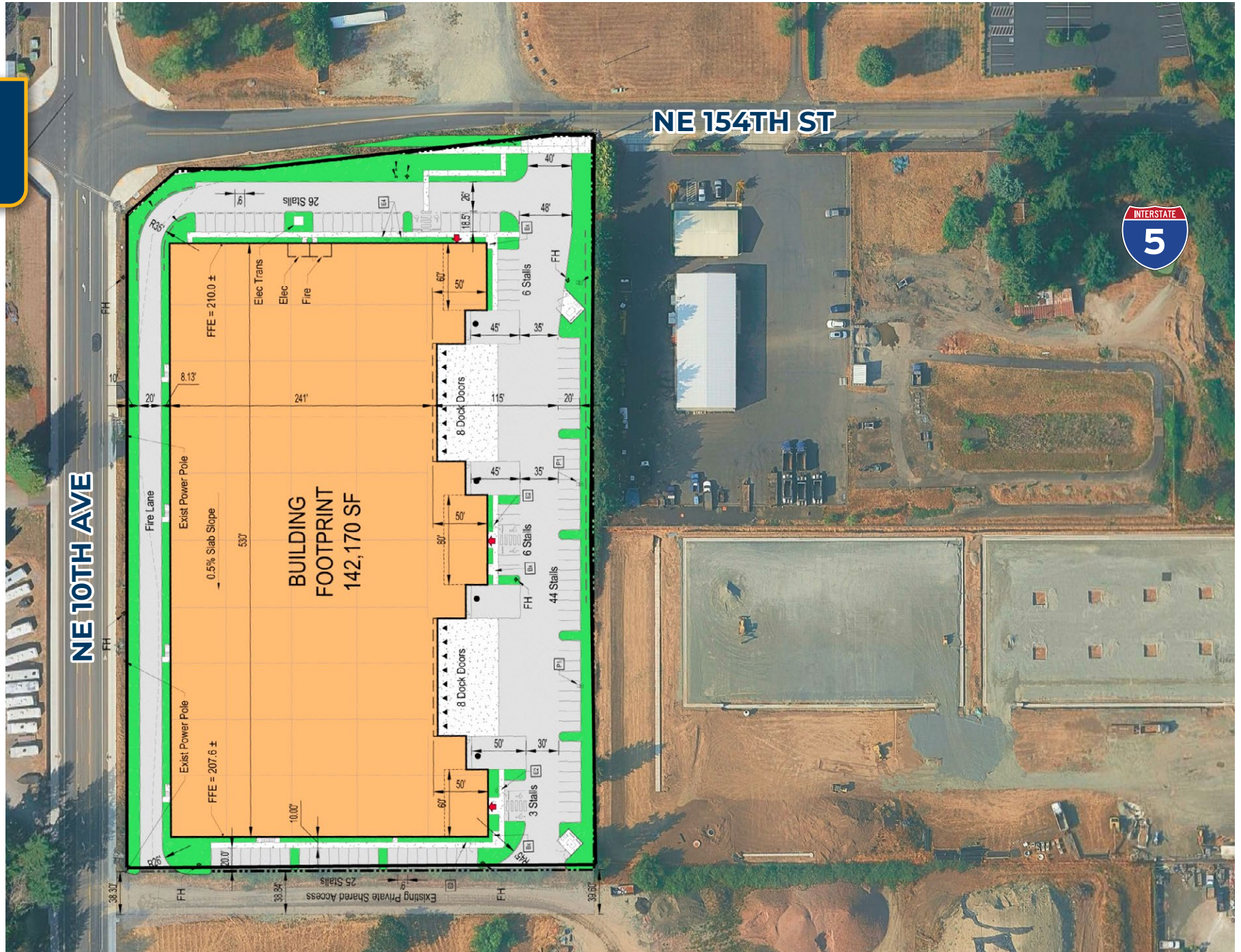


## PROPERTY DETAILS

|                   |                                        |
|-------------------|----------------------------------------|
| Address           | 15301 NE 10th Ave, Vancouver, WA 98685 |
| Available Space   | 142,170 SF (6,800 SF Office)           |
| Total Site Size   | 6.23 Acres                             |
| Clear Height      | 32'                                    |
| Dock High Doors   | 16                                     |
| Grade Level Doors | 4                                      |
| Column Spacing    | 50'                                    |
| Power             | 2,000 Amps                             |
| Parking           | 110 Stalls                             |
| Zoning            | IL (Light Industrial)                  |
| Delivery Date     | Q2 2027                                |
| LEASE RATE        | CALL FOR RATES                         |
| SALE PRICE        | CALL FOR PRICING                       |

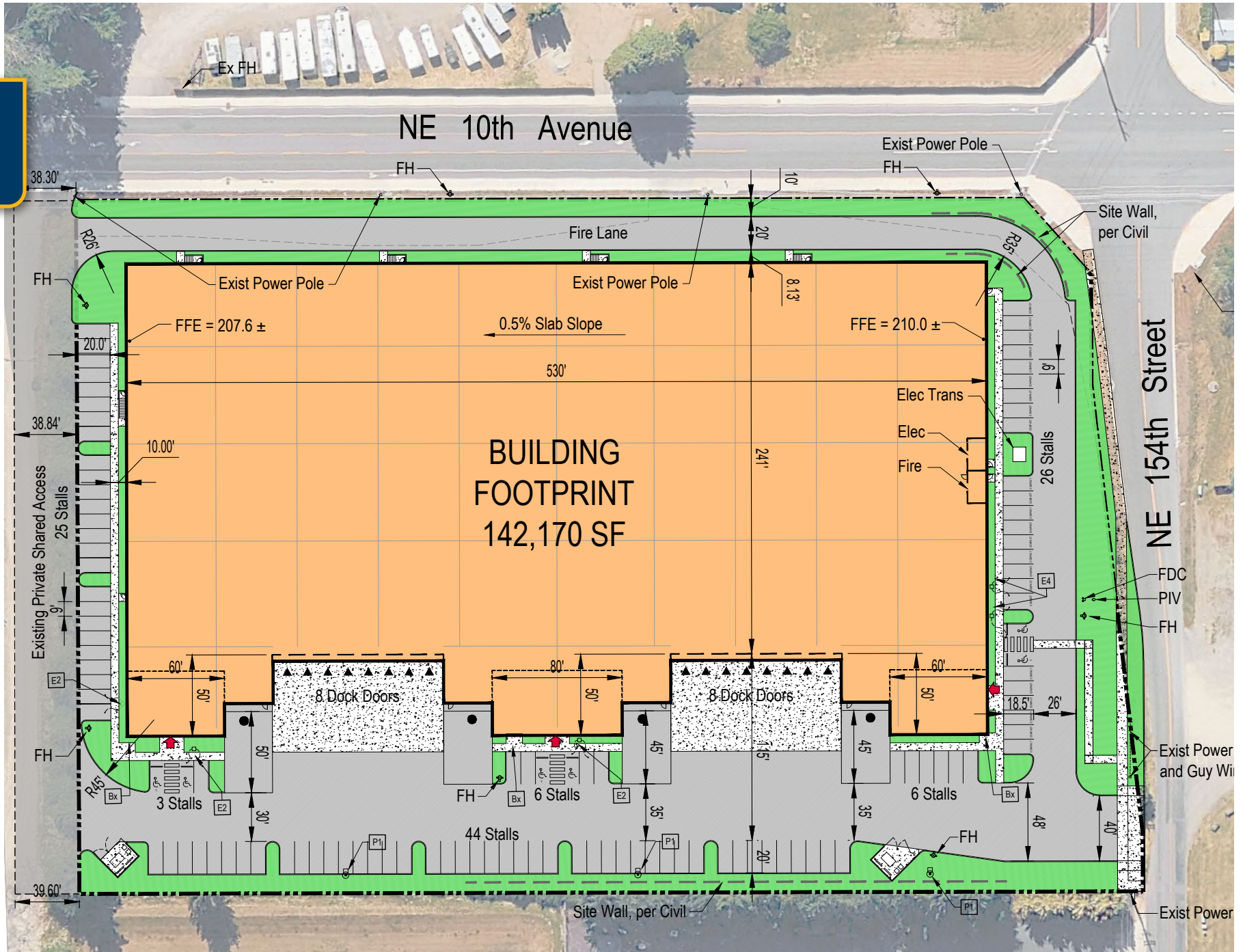


# PROPOSED SITE PLAN



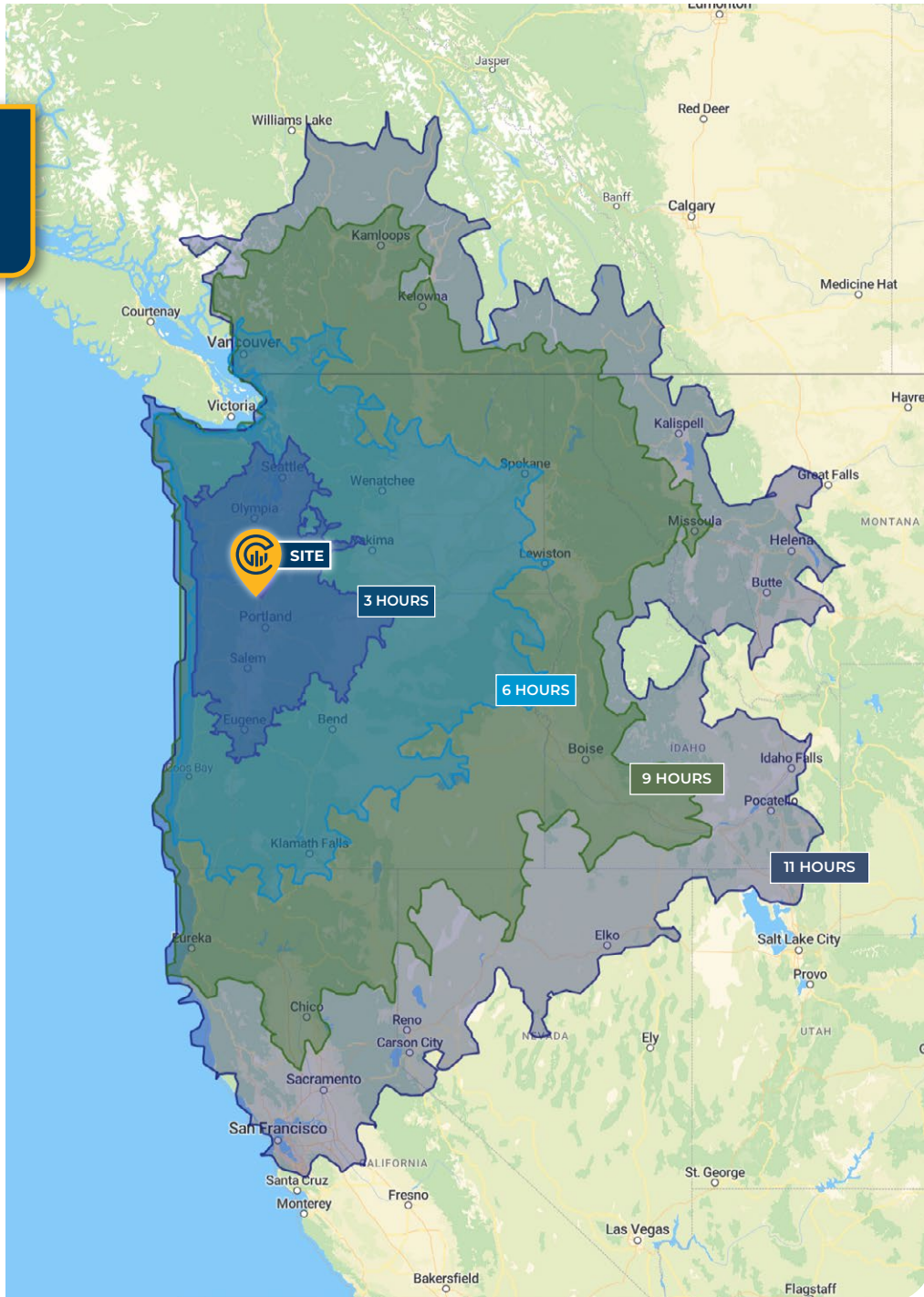


# PROPOSED SITE PLAN





# 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

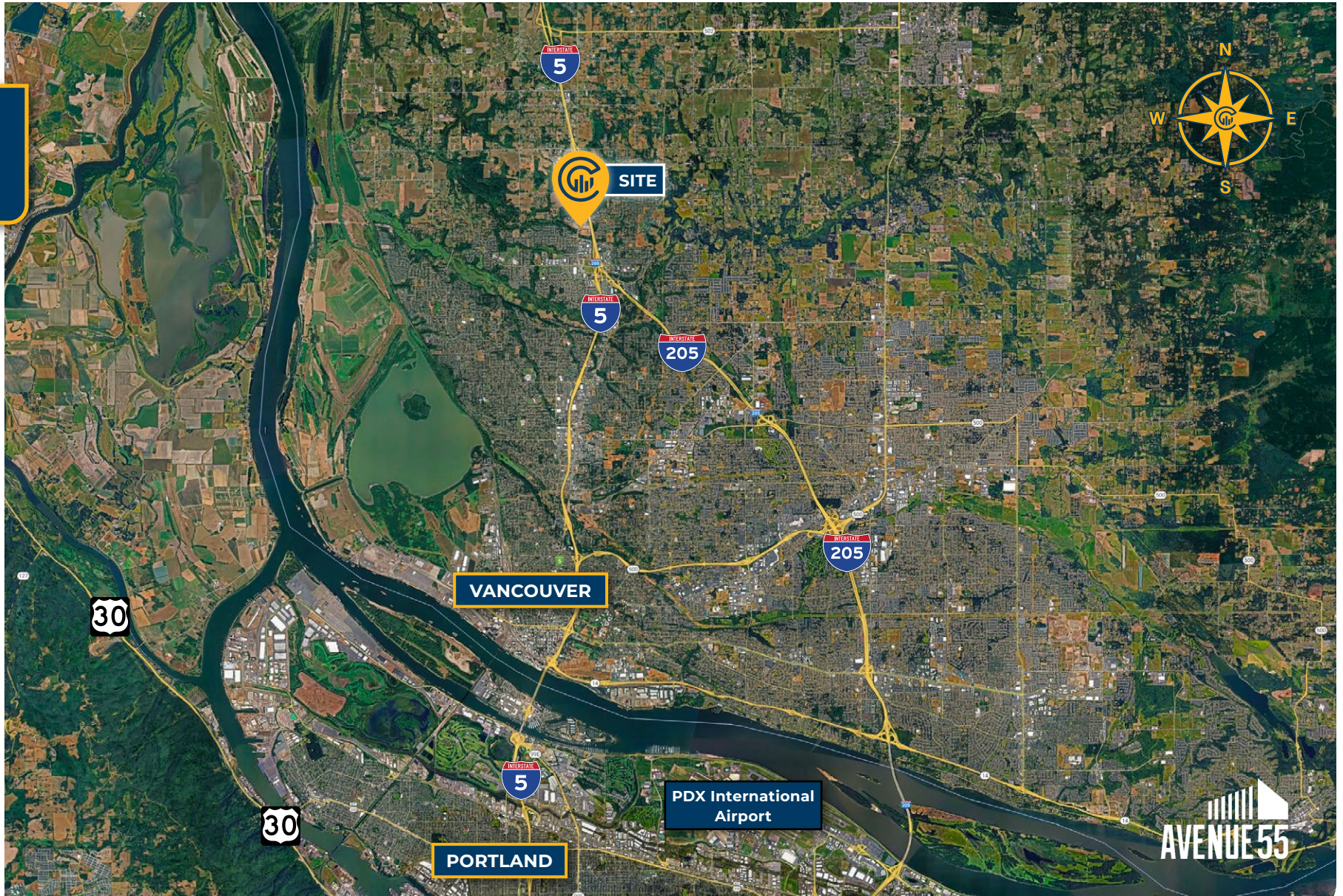
| DRIVE TIME | 2025 POPULATION |
|------------|-----------------|
| 1 Mile     | 10,202          |
| 5 Miles    | 112,612         |
| 10 Miles   | 405,127         |
| 25 Miles   | 2,147,444       |

## 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

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