

A CBRE NATIONAL PARTNERS INDUSTRIAL INVESTMENT OPPORTUNITY

CM
CAMAS MEADOWS

5050 NW CAMAS MEADOWS DR | CAMAS, WA

100% LEASED | 2024 CONSTRUCTION | STRONG SW WASHINGTON SUBMARKET

CBRE National
Partners

EXECUTIVE SUMMARY

CBRE is pleased to present the opportunity to acquire Camas Meadows (The Property), a 100% leased, 185,656 SF industrial building in Camas, WA.

Strategically located in business friendly Clark County, only 19 miles north of downtown Portland and 18 minutes from I-5, Camas Meadows provides quick access to the strong labor pools and growing populations of the Portland and Vancouver metropolitan areas. Camas Meadows was delivered in 2024, standing apart from the majority of new supply due to the smaller building size and divisibility to 25,000 SF suites. This lower suite size range from 25,000 SF to 185,000 SF focuses on the sweet spot of leasing demand in the Clark County and Portland metros.



PROPERTY AT A GLANCE



5050 NW CAMAS MEADOWS DR
CAMAS, WA



100%
LEASED



185,656 SF
RENTABLE AREA



32'
CLEAR
HEIGHT



3.3 YEARS
REMAINING TERM



**CAMAS
MEADOWS**

INVESTMENT HIGHLIGHTS



2024 CONSTRUCTION

Class A building with 32' clearance and a fully fenced and secured yard.



BELOW REPLACEMENT COST

Attractive basis relative to an estimated replacement cost of \$247.



FAVORABLE BUSINESS ENVIRONMENT

Clark County has no state income tax, low property taxes, a favorable business environment, and a low regulatory burden.



STRATEGIC LOCATION

Camas Meadows is only 18 minutes from I-5 and 11 minutes from I-205 making it ideal for regional distribution to the Pacific Northwest.



MISSION CRITICAL TENANCY

Interstate Batteries chose this location due to the building code supporting the use, the trailer parking, ability to secure the yard and the strategic regional shipping location.



FLEXIBLE DESIGN

Camas Meadows offers flexible design for single or multi-tenant configuration. Camas Meadows can be demised to 25,000 SF.



LACK OF COMPETING SUPPLY

The majority of new supply in Clark County is for large logistics buildings. Only Vancouver Logistics II and Harmony Industrial are delivering buildings in a competitive size range.



CAMAS
MEADOWS

INVESTMENT HIGHLIGHTS



185,656 SF
logistics building



32' clear height



52 DH
loading doors



Easily demisable, multiple
points of ingress and egress



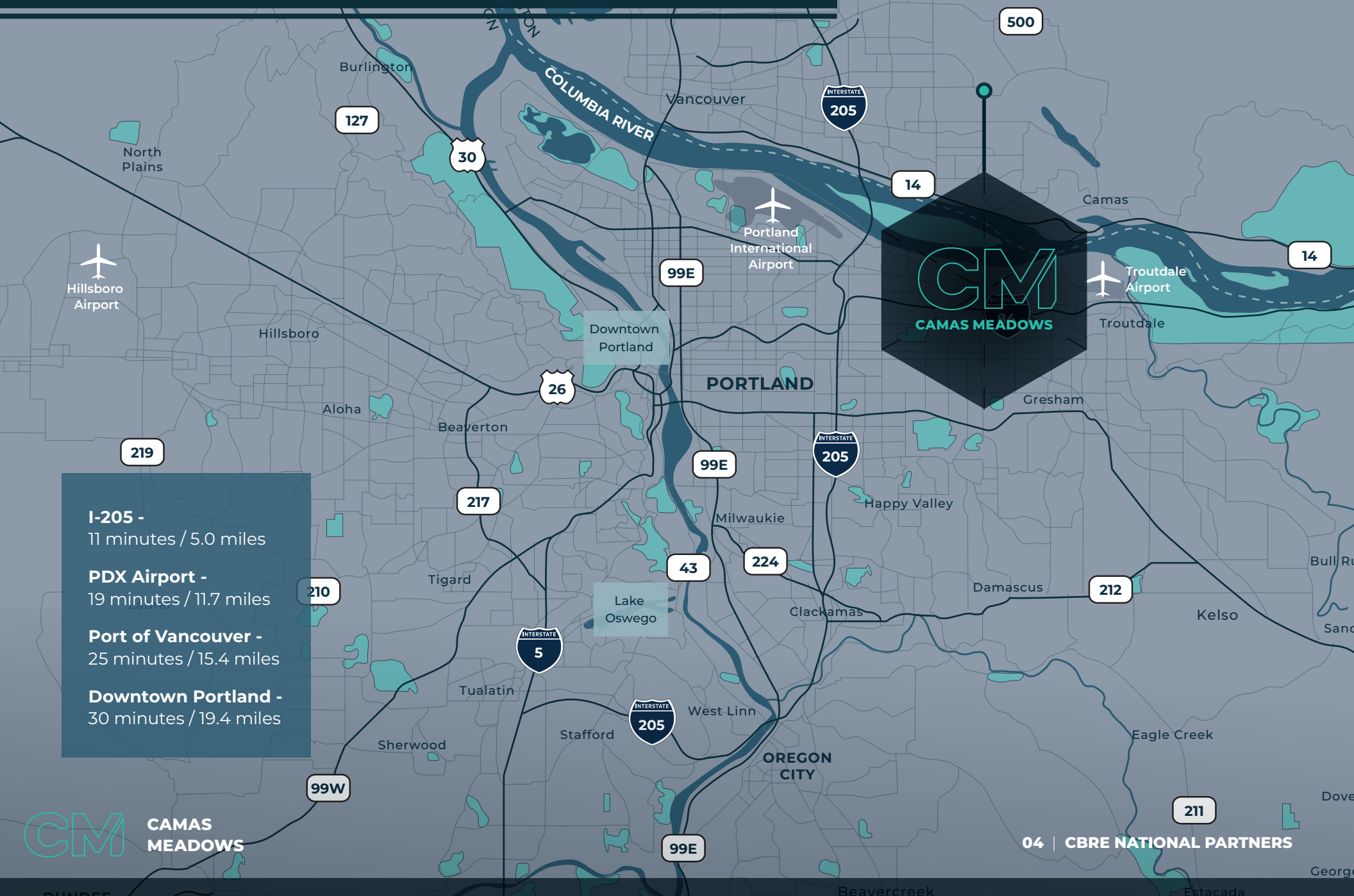
Modern features:
LED, ESFR



Abundant
trailer parking

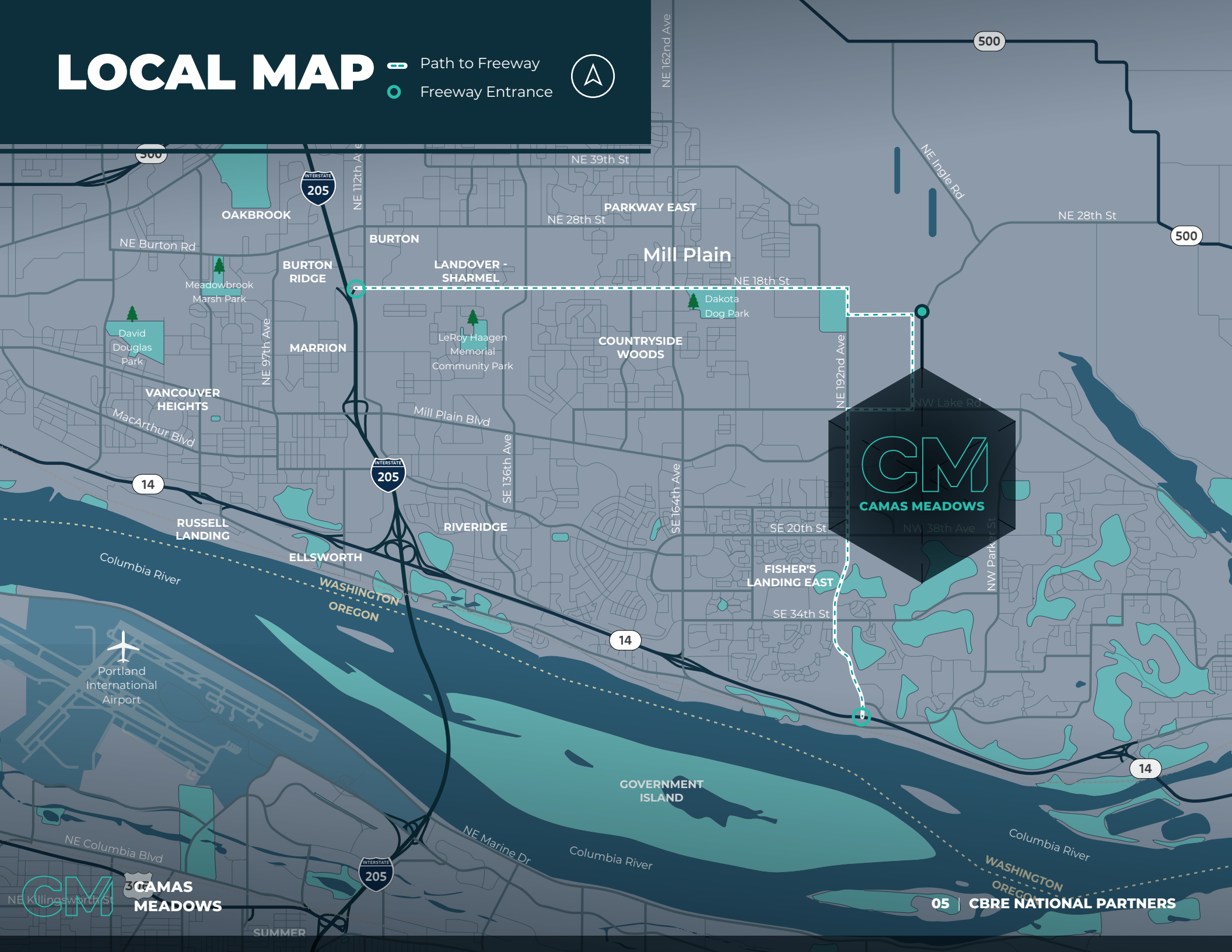


- Path to Freeway
- Freeway Entrance



LOCAL MAP

-  Path to Freeway
-  Freeway Entrance



STRATEGIC REGIONAL DISTRIBUTION LOCATION

Route from I-205

Route from I-5

LACK OF COMPETING PRODUCT:

- There have been 12 leases in the past 12 months, 15,000 SF and larger. Three of them have been between 18-25,000 SF, but all of those were signed in older vintage product
- Camas Meadows ability to offer smaller size ranges with modern features, 32' clear and trailer parking differentiates this asset from existing older inventory in Clark County
- There is only one available spaces that are over 24'+ clear in Clark County that were built after the year 2000 in the 20K-30K size range.



5 MILES



10 MILES



Port of Vancouver USA

15 MILES

PORTLAND
CITY CENTER

19.4 MILES

CITY OF
TACOMA

142 MILES



City of Seattle

172 MILES



CAMAS
MEADOWS

CLARK COUNTY INDUSTRIAL MARKET OVERVIEW

STRONG DEPTH OF USER DEMAND

- **Clark County average rents** have increased 57% since 2018 from \$0.56 to \$0.88 for spaces 50K+ SF
- **Camas has experienced sustained population growth** over the past five years, reflecting its increasing appeal within the Clark County–Portland corridor.

SWEET SPOT OF TENANT DEMAND IN CLARK COUNTY / PORTLAND

- In 2025, there **12 leases completed** in Clark County for spaces between 25,000 SF and 185,000 SF
- **Camas Meadows' demisability** to 25KSF, 50KSF and up caters to this sweet spot of demand in Clark County, maximizing leasing potential
- **The broader Portland industrial market** shows a similar concentration of leasing demand, with **±40% of deals over 10,000 SF** occurring in the **25,000–100,000 SF** size range in 2025

CBRE STATS Q1 2026

Clark County

29.0 MSF
Industrial
Base

6.6%
Vacancy Rate
(Sub 200K SF)



WHY CLARK COUNTY?



**NO STATE
INCOME TAX**



**HIGH POPULATION
GROWTH**



**BUSINESS FRIENDLY
ENVIRONMENT**



**LOWER
PROPERTY TAXES**



**ROBUST
LABOR POOL**



**LOWER
REGULATORY BURDEN**



**ECONOMIC GROWTH
POTENTIAL**



**QUALITY
OF LIFE**



**NEARBY EXECUTIVE
HOUSING**

SITE PLAN

- Dock Door
- Drive-In Door



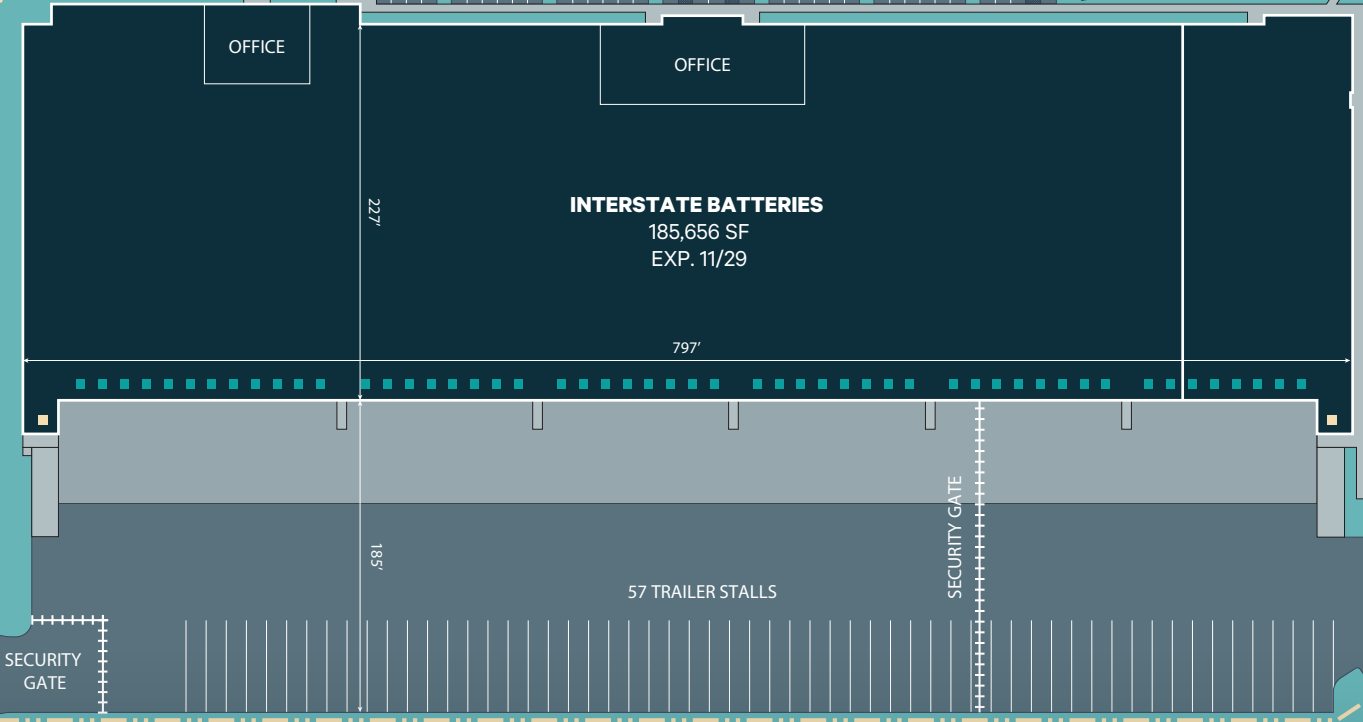
NE 202ND AV

NE GOODWIN RD

NW CAMAS MEADOWS DR

NW FRIBERG-STRUNK ST

CAMAS
MEADOWS



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Nathan Wynne
Eliza Bachhuber
Keiffer Garton
Elliott Dow
Colleen Fazio
Morgan Dunn

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Zach Graham
Judd Welliver
Bentley Smith
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