



DOWN RIVER ±33.66 ACRE SITE

1775 Down River Dr, Woodland, WA 98674

±400,000 BUILDING FOR LEASE, SALE, OR BTS




**Build-to-Suit
Incentive
Available!**
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Trammell Crow Company

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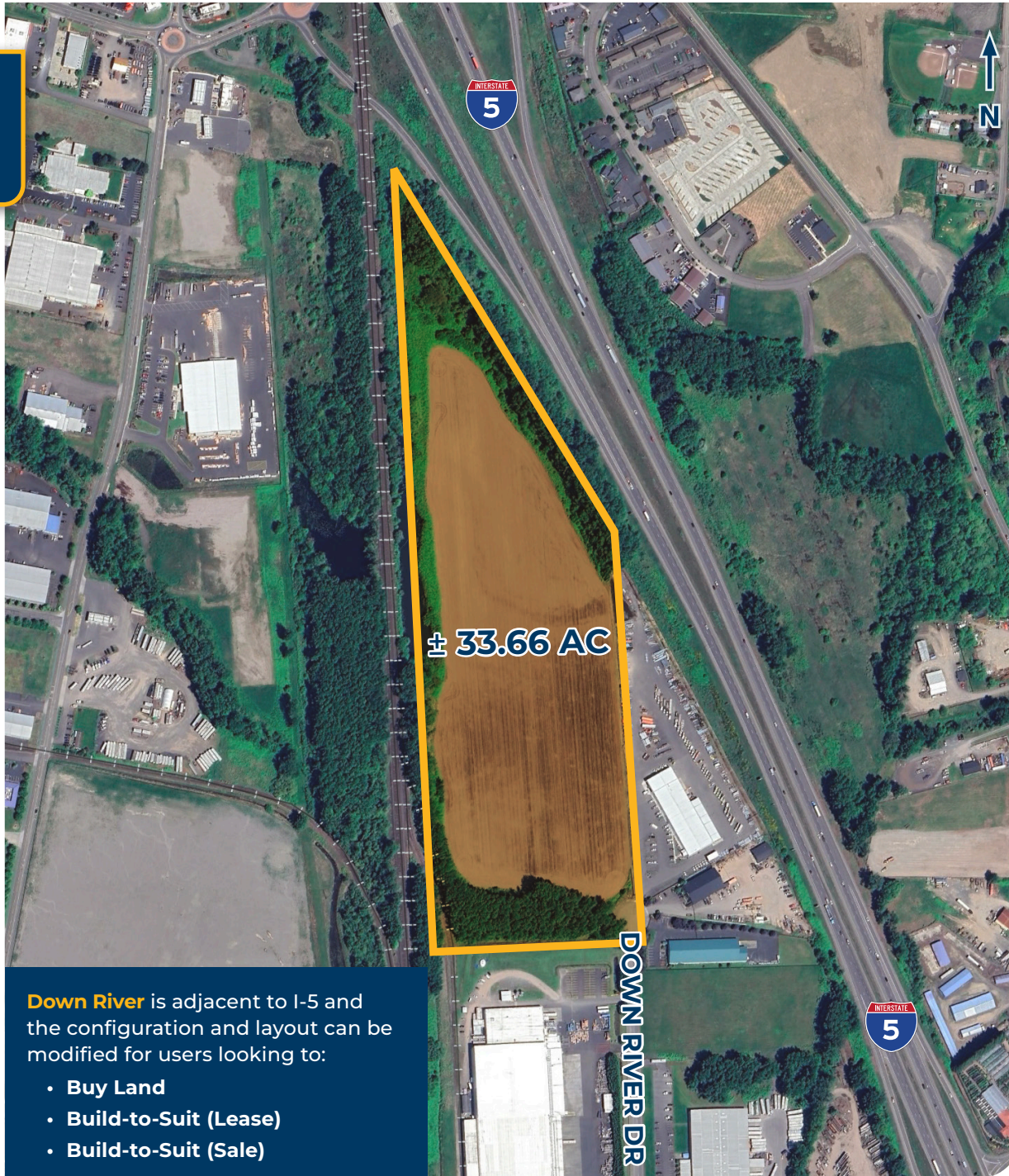
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PROPERTY OVERVIEW



Down River is adjacent to I-5 and the configuration and layout can be modified for users looking to:

- Buy Land
- Build-to-Suit (Lease)
- Build-to-Suit (Sale)

PROPERTY DETAILS

Address	1775 Down River Dr, Woodland, WA 98674
Lease Rate / Sale Price	Please call Broker for Pricing Guidance
Total Site Area	±33.66 AC
Building Area	Up to a 400,000 SF Building
Property Zoning	<u>I-2 (Heavy Industrial) - View Online</u>
Visibility	Excellent Visibility & Access to I5
Availability	2026

REGIONAL LABOR STATISTICS (2024)

Labor Force	Woodland, WA		Cowlitz County, WA	
	Est. Population	Labor Pop. Age 16+	Est. Population	Labor Pop. Age 16+
Est. Population	6,536		113,199	
Labor Pop. Age 16+	5,080		91,175	
Labor Force Total Males	2,546	50.1%	45,315	49.7%
Labor Force Total Females	2,534	49.9%	45,860	50.3%
Unemployment Rate	170	3.3%	3,241	3.6%

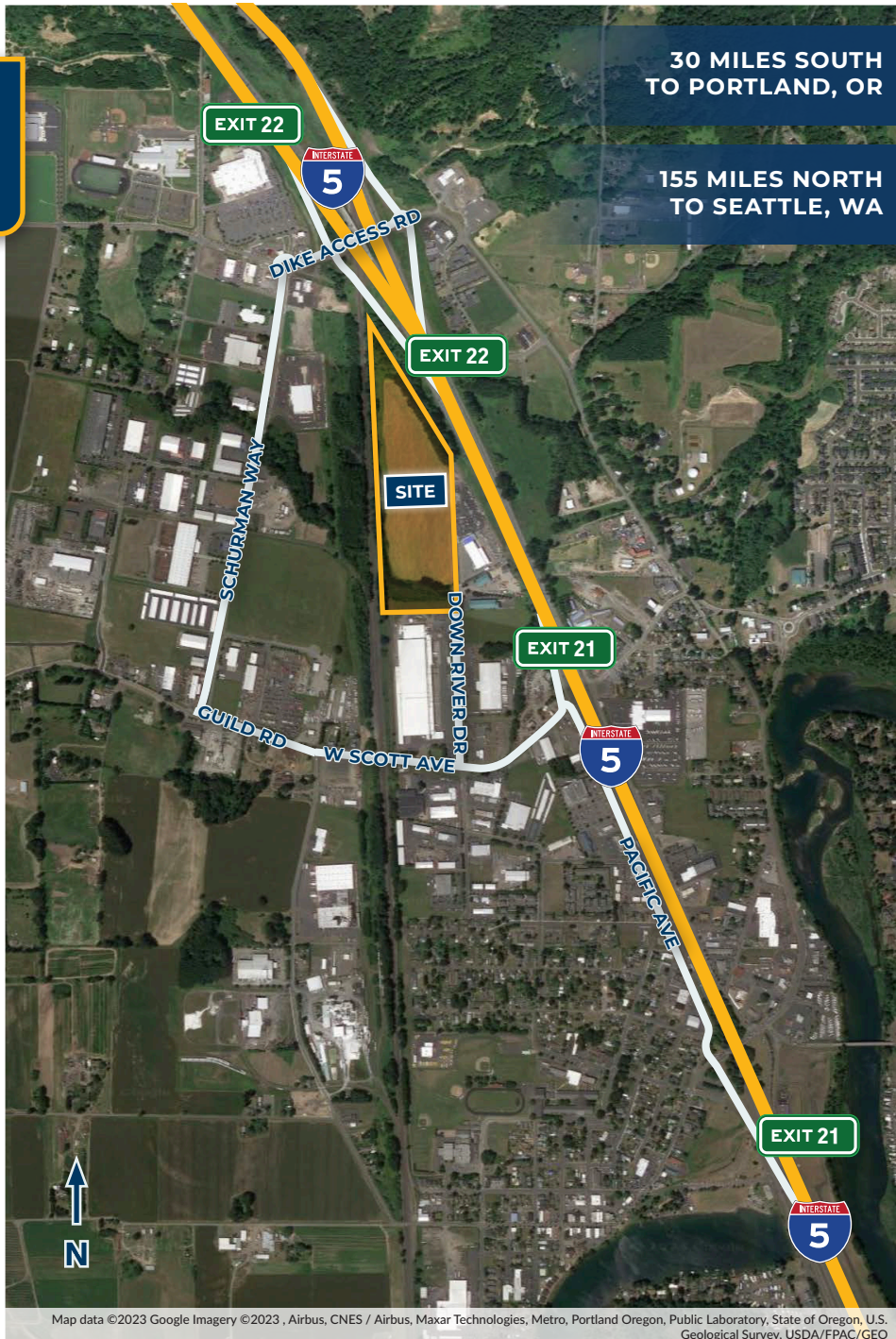
Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RS1

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.



INTERSTATE ACCESS



POTENTIAL USES



MANUFACTURING & PROCESSING



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WHOLESALE BUSINESS



COMMERCIAL MOVING & STORAGE

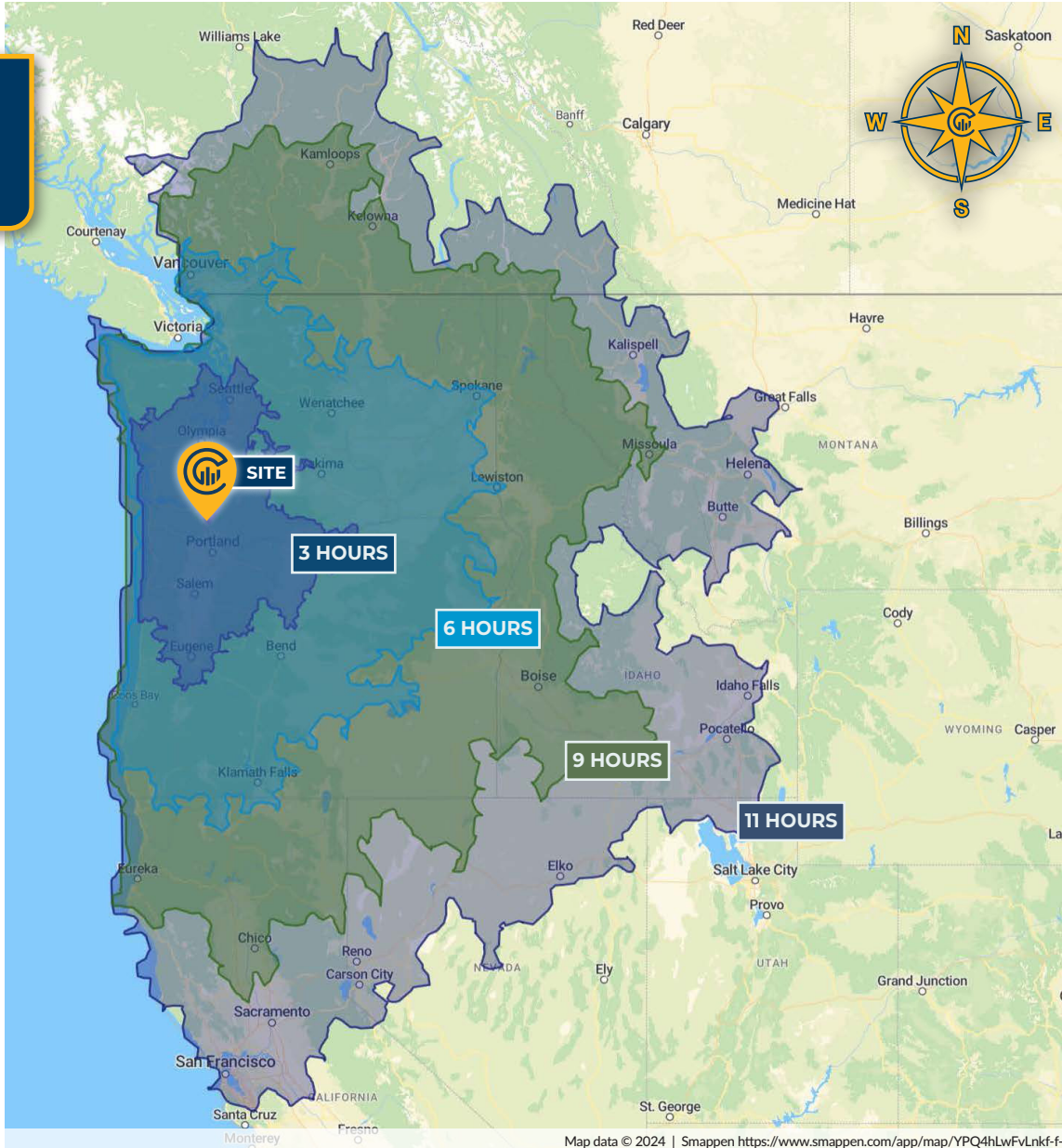


OUTDOOR STORAGE

[VIEW ZONING ONLINE](#)



DRIVE TIMES



Key Location Attributes:

- Easily Accessible from I-5 with 3 Access Points
- No Personal or Corporate Income Tax
- City of Woodland Incentives “Pro Business City with Available Incentives”
- Near Fastest Growing Area in Portland Metro
- Strategically Located Between the Two Largest Cities in the Pacific Northwest

DRIVE TIMES		
Location	Distance from Property	
Portland, OR	22 miles	≈ 0.48 hrs
Eugene, OR	120 miles	≈ 2.33 hrs
Seattle, WA	135 miles	≈ 2.50 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
Salt Lake City, UT	730 miles	≈ 11.50 hrs
Los Angeles, CA	960 miles	≈ 14.50 hrs
Las Vegas, NV	980 miles	≈ 16.00 hrs
Phoenix, AZ	1,138 miles	≈ 20.00 hrs



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