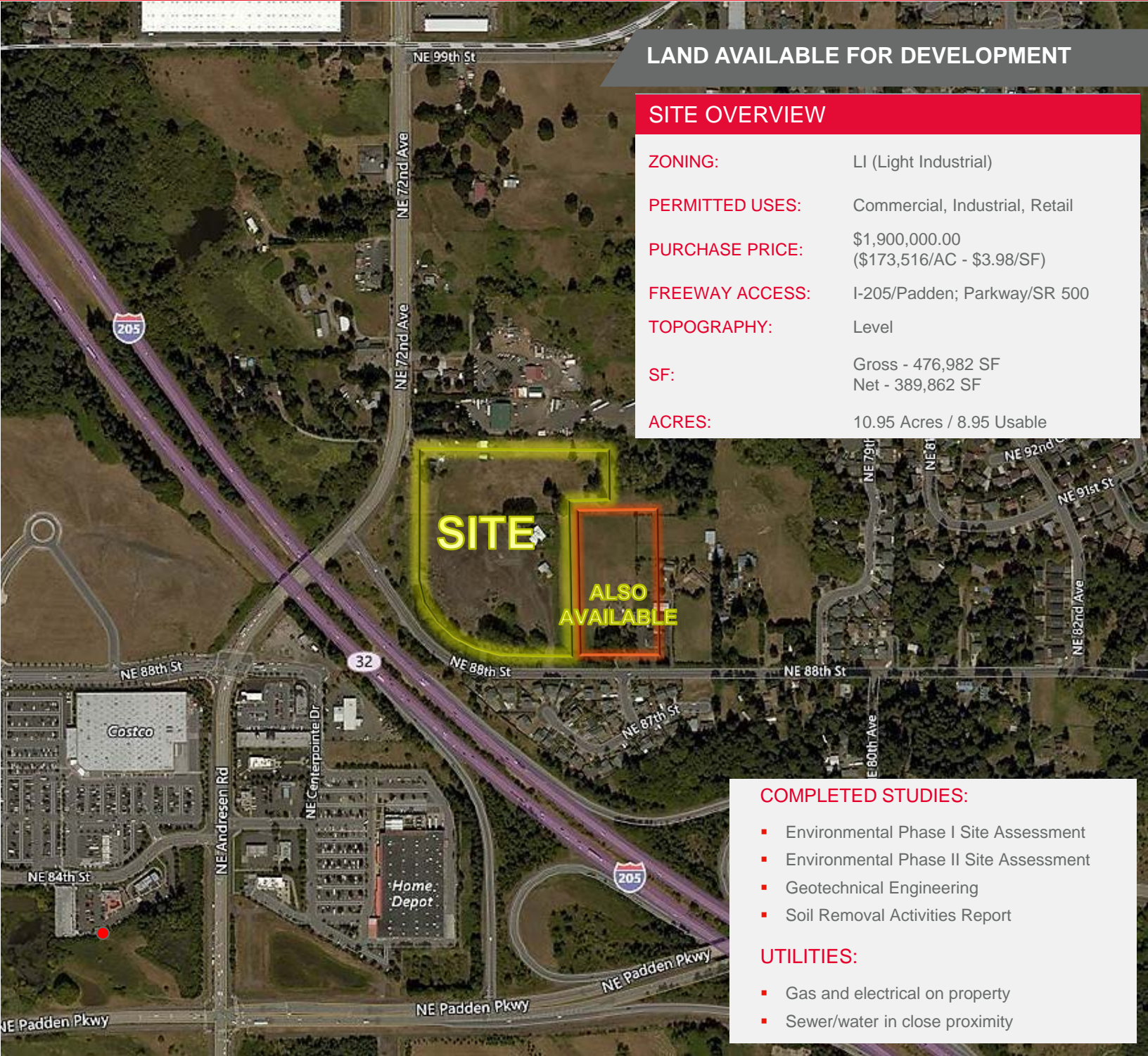




LAND FOR SALE
8.95 ACRES OF LAND – LIGHT INDUSTRIAL
 9013 NE 72nd Avenue, Vancouver, WA | Clark County



LAND AVAILABLE FOR DEVELOPMENT

SITE OVERVIEW

ZONING:	LI (Light Industrial)
PERMITTED USES:	Commercial, Industrial, Retail
PURCHASE PRICE:	\$1,900,000.00 (\$173,516/AC - \$3.98/SF)
FREeway ACCESS:	I-205/Padden; Parkway/SR 500
TOPOGRAPHY:	Level
SF:	Gross - 476,982 SF Net - 389,862 SF
ACRES:	10.95 Acres / 8.95 Usable

COMPLETED STUDIES:

- Environmental Phase I Site Assessment
- Environmental Phase II Site Assessment
- Geotechnical Engineering
- Soil Removal Activities Report

UTILITIES:

- Gas and electrical on property
- Sewer/water in close proximity

For more information, please contact:

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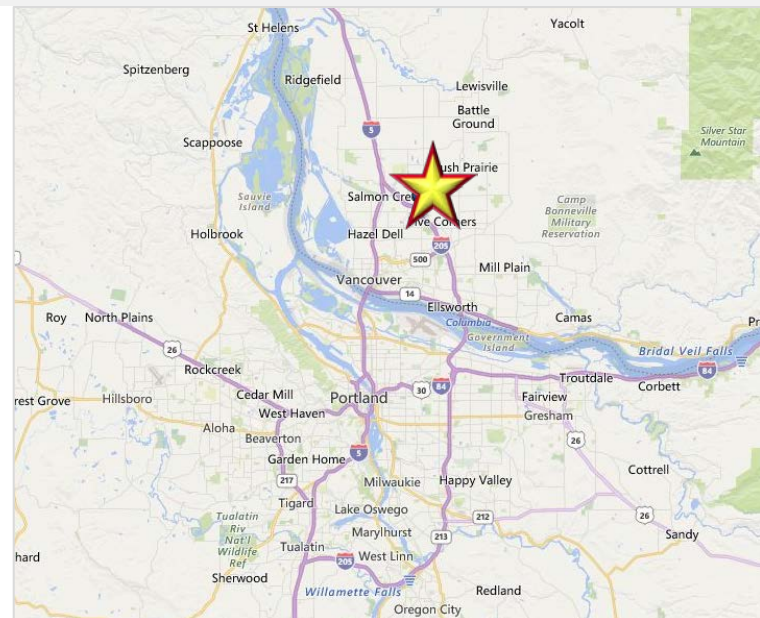
MARKET INFORMATION

Clark County contains approximately 21.6 million square feet (msf) of industrial product inventory with warehouse/distribution space accounting for nearly 70% of the total market. Overall vacancy rates continue to tighten – 5.8% at the end of the Q1 2017, a 230 basis point (bps) year-over-year decline. Clark County’s historically low vacancy rates can be attributed to limited speculative development over the last few years. Vacancy rates have decreased due to increased leasing volume over the last five years – an average of 1,031,086 square feet recorded between 2012 and 2016 versus 857,740 sf between 2007 and 2011, a 20% increase.

At the end of Q1 2017, average asking rates for warehouse/distribution space was \$0.53 per square foot (psf) monthly on a blended triple net basis, a 6% year-over-year increase. Limited construction and historically low vacancy rates should continue to drive average asking rates upward across the Clark County industrial market.

GEOGRAPHIC DESCRIPTION

- Located in the Orchards Submarket less than 7 miles from downtown Vancouver
- Easily accessible from major interstates I-205 and I-5
- Across I-205 from North Park Industrial Center, Costco and Home Depot
- I-205 – .5 miles
- I-5 – 4 miles
- Vancouver (downtown) – 7 miles
- Portland airport (PDX) – 11.7 miles



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