



FOR SALE / LEASE



RENDERING FOR VISUALIZATION PURPOSES ONLY

VANCOUVER LOGISTICS PHASE III

Industrial Space Available Q4 2027

± 179,200 SF

10503 NE 72nd Ave, Vancouver, WA

Presenting a premier industrial opportunity in Vancouver, WA. This proposed 179,200 SF Class-A logistics development is designed to accommodate modern distribution, warehousing, and industrial operations. With direct access to I-205 and convenient connections to I-5, the site offers outstanding connectivity throughout the Portland and Southwest Washington markets. Its proximity to Portland International Airport and key regional transportation routes positions the property as an ideal hub for logistics, supply chain, and last-mile delivery users seeking efficiency and scalability.

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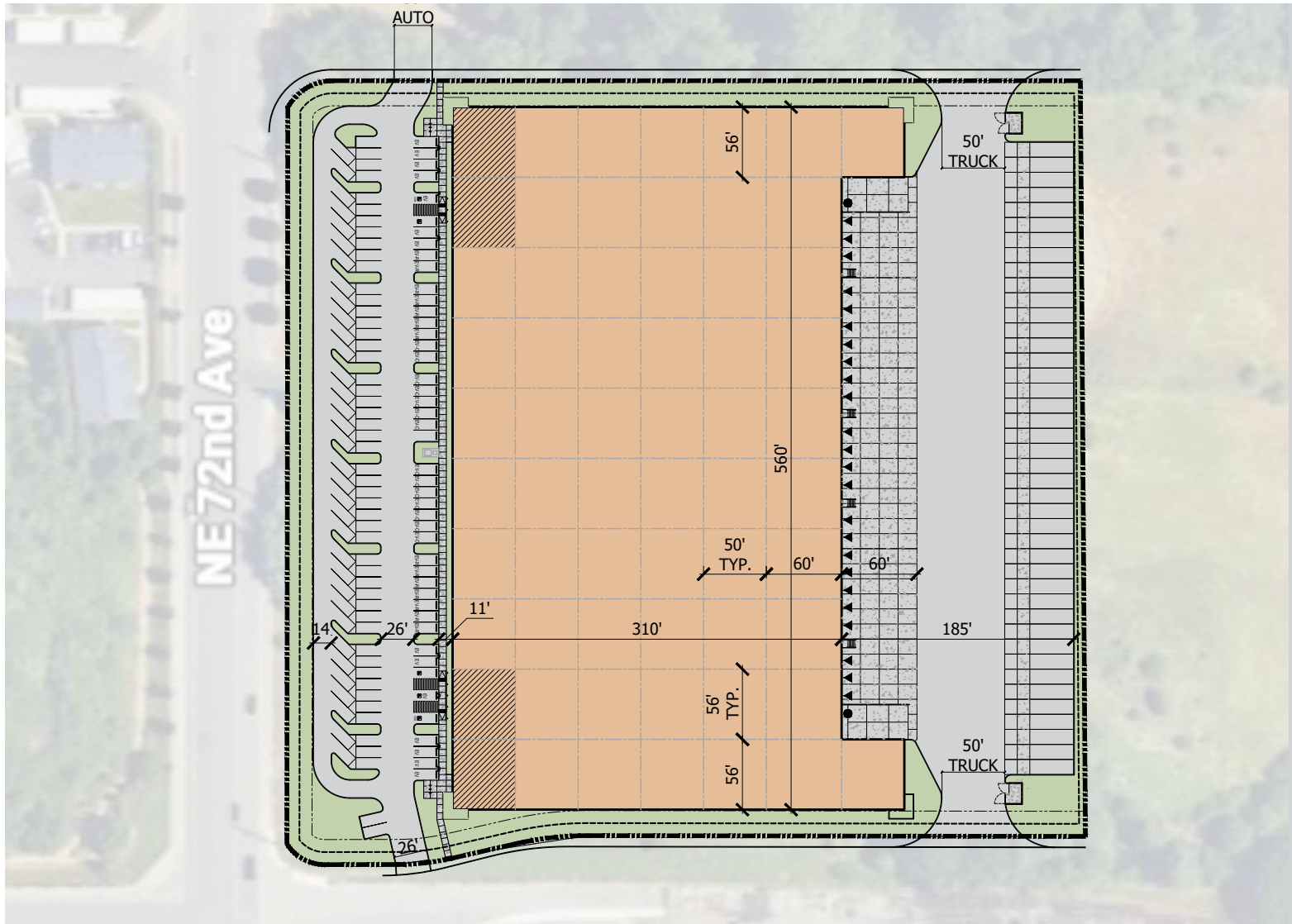
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PROPERTY DETAILS



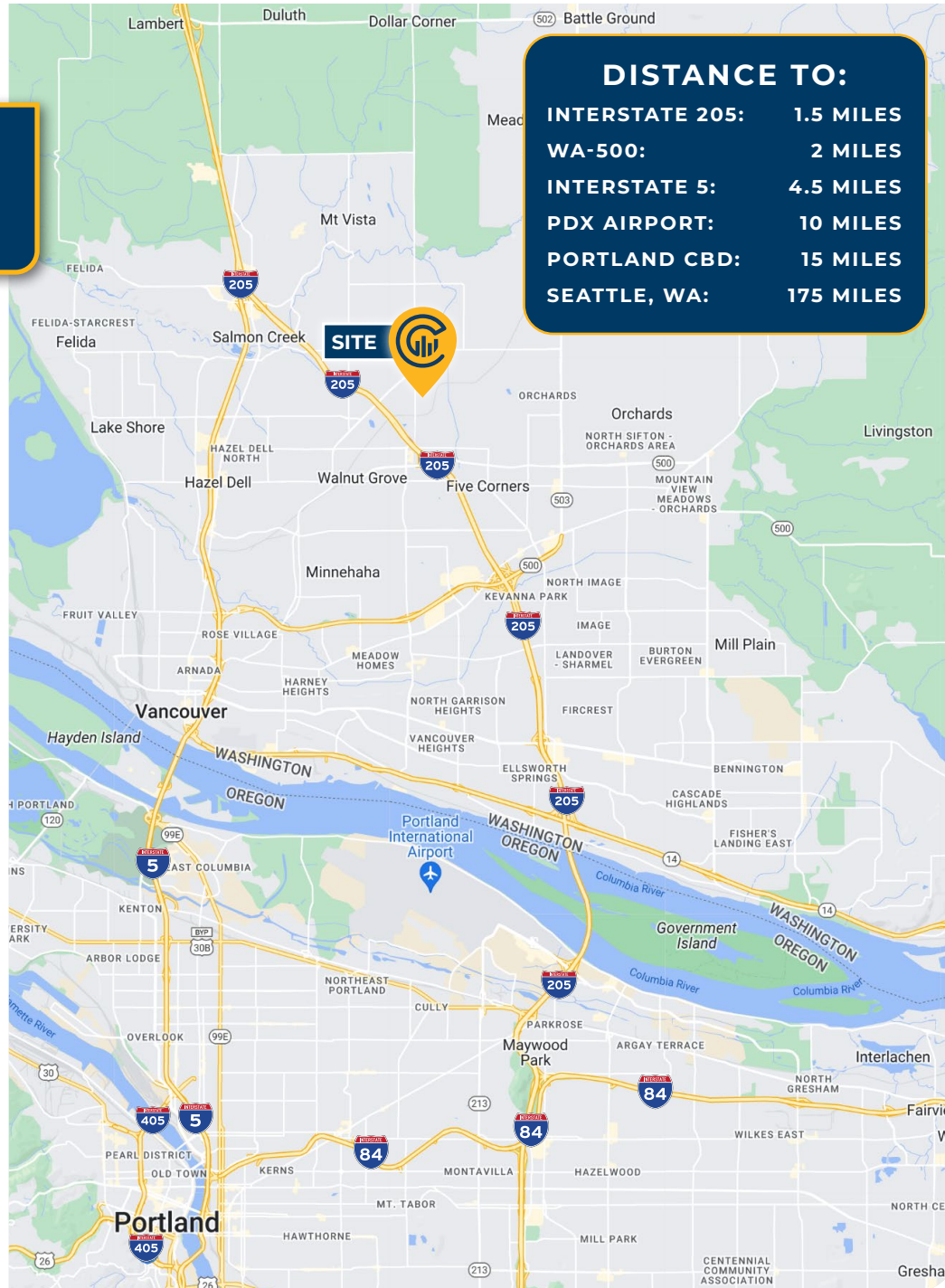
PROPERTY DETAILS

10503 NE 72nd Ave, Vancouver, WA 98686

Building Size	179,200 SF	Clear Height	32'	Power	3,000 AMP 3-Phase
Office	Spec	Dock Loading	24 Docks	Construction	Concrete Tilt-up
Lot Area	9.2 Acres	Grade Loading	2	Slab Thickness	6"
Zoning	Industrial Light (IL) - Vancouver	Sprinkler System	ESFR	Trailer Stalls	45



INCENTIVES



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

DEMOGRAPHICS			
- Labor pool of nearly 2 million workers within a 30-mile radius - Vancouver, Washington is a growing, dynamic community, and one of the most cost-competitive business climates on the West Coast			
Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	7,054	106,137	274,698
2025 Est. Median Age	38.4	36.9	37.5
Households & Income			
2025 Est. Average HH Income	\$136,423	\$124,859	\$120,623
2025 Est. Average HH Size	2.7	2.6	2.6
Owner Occupied	78.5%	62.2%	59.6%
Businesses			
2025 Est. Total Employees	2,514	27,873	70,593
Bachelor's Degree +	25.4%	28.3%	30.3%
Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2025, TIGER Geography - RS1			

Area Advantages

- Excellent Amenities Including Retail, Food and Lodging
- Low Cost of Living
- Robust Labor Force
- Within 5 miles of I-5 and I-205
- Fastest Growing County in Metro Area