

CENTENNIAL INDUSTRIAL PARK - LOT 1

PORT INDUSTRIAL BUILDING

3300 NW 32ND AVENUE, VANCOUVER, WA 98660

NOW PRE-LEASING //////////////////////////////////////

Unbeatable location. Best-in-class amenities. Easy access. The newest building at Centennial Industrial Park will have everything your business needs. Beginning in September 2016, the Port of Vancouver USA will construct a new 124,768 sq. ft. industrial building to accommodate up to five tenants. This state-of-the-industry building will feature 32-foot interior clear height, abundant power, natural gas, multiple fiber optic providers, easy access for tractor-trailers and ample parking. This new building is located just minutes from major freight corridors, a wildlife refuge and a nature trail, making it one of the most desirable locations in the region.



BUILDING FEATURES

- 124,768 sq. ft. with the ability to serve up to five tenants
- Concrete tilt wall construction
- Stepped wall panels with cornices and reveal strips
- Storefront entries with canopies
- 32-foot interior clear height
- 6.5 inch reinforced concrete floor
- Motion-sensor energy-saving interior lighting
- 25 recessed loading docks and five at-grade truck doors
- Second story windows and skylights for natural lighting
- Early Suppression Fast Response (ESFR) fire protection system
- Upgraded roof with tube steel support columns and open-web steel roof joists, metal deck, rigid insulation and durable roof membrane
- Complete by April 2017



The port's new building will be located at 3300 NW 32nd Ave., off of Lower River Rd. in Vancouver, Washington.

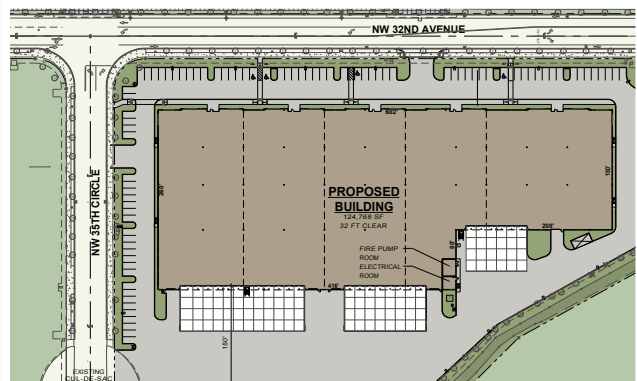
SITE PLAN AND AMENITIES

In addition to the new warehouse on Lot 1, Centennial Industrial Park has four other lots available offering 17 acres of ready-to-build land for your new, expanding or relocating business.



LOCATION ADVANTAGES

- Proximity to 43-foot deep-draft shipping channel
- Rail transload center nearby, offering dual-carrier rail service: BSNF and Union Pacific
- Favorable tax structure
- Business incentives available
- Site located within HUBZ of SBA
- Eligible for New Markets Tax Credit financing
- Foreign-Trade Zone application in process
- Less than five minutes from Interstate 5, State Highway 14 and the I-5 Bridge to Portland, Oregon
- Proximity to import/export facility with access to all modes of transportation



TIMELINE

Summer 2016 *Pre-leasing*

Fall 2016 *Construction begins*

Spring 2017 *Grand opening*

(Dates subject to change.)

FOR SHOWING AND LEASING INFORMATION CONTACT:

MIKE SCHILLER
 360-992-1113 **DIRECT**
 360-518-1257 **CELL**
mschiller@portvanusa.com

CHRIS LYONS,
 360-213-1245 **DIRECT**
 360-518-0074 **CELL**
clyons@portvanusa.com