



CENTENNIAL INDUSTRIAL PARK

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ACRES OF OPPORTUNITY



VANCOUVER, WASHINGTON. A GREAT PLACE TO DO BUSINESS.

Love where you work and live. Clark County, home of the Port of Vancouver USA, is the fastest-growing county in the state of Washington. Strategically located on the Pacific Rim and bridging the states of Washington and Oregon, Vancouver is also part of the Portland metropolitan area, one of the country's most vibrant business locales.

Clark County offers workers and their families all the advantages of a major metropolitan city, including access to affordable housing, cultural and recreational opportunities, and quality school options for primary, secondary and higher education.

With so much to offer, it's no surprise the port has become a center for a diverse array of today's leading industries.

TOP 10 REASONS TO DO BUSINESS IN CLARK COUNTY

1. PROGRESSIVE BUSINESS CLIMATE
2. DEVELOPMENT TEAM/PUBLIC/PRIVATE PARTNERSHIPS
3. AVAILABLE LAND
4. LOW TAXES
5. SKILLED WORKFORCE
6. EXCELLENT TRANSPORTATION INFRASTRUCTURE
7. EASY ACCESS TO PDX INTERNATIONAL AIRPORT
8. LOW COST OF LIVING
9. AFFORDABLE HOUSING
10. OUTSTANDING LIVABILITY



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CENTENNIAL INDUSTRIAL PARK

Possibility, meet potential. While many ports are constrained by a lack of available land in highly urbanized areas, Port of Vancouver USA has abundant property ready for development. Combine our land-rich location with access to key resources, including a highly skilled labor force and progressive business climate, and it's clear the Port of Vancouver USA is teeming with the assets your business needs to grow and thrive.

SHOVEL-READY AND AVAILABLE

Choose your spot. Chart your future. Currently, 17 shovel-ready acres are available for lease, and ideal for industry, advanced manufacturing and supply chain support. Centennial Industrial Park also offers proximity to ocean-bound and river shipping lanes, national rail lines (BNSF Railway and Union Pacific Railroad) and major interstate highways, including the West Coast's primary north/south arterial (I-5) and a principal route to the Midwest (I-84).

Need more room? An adjacent 50 acres are also available for development. Preliminary planning is currently underway. Contact us now to reserve space for your future needs.

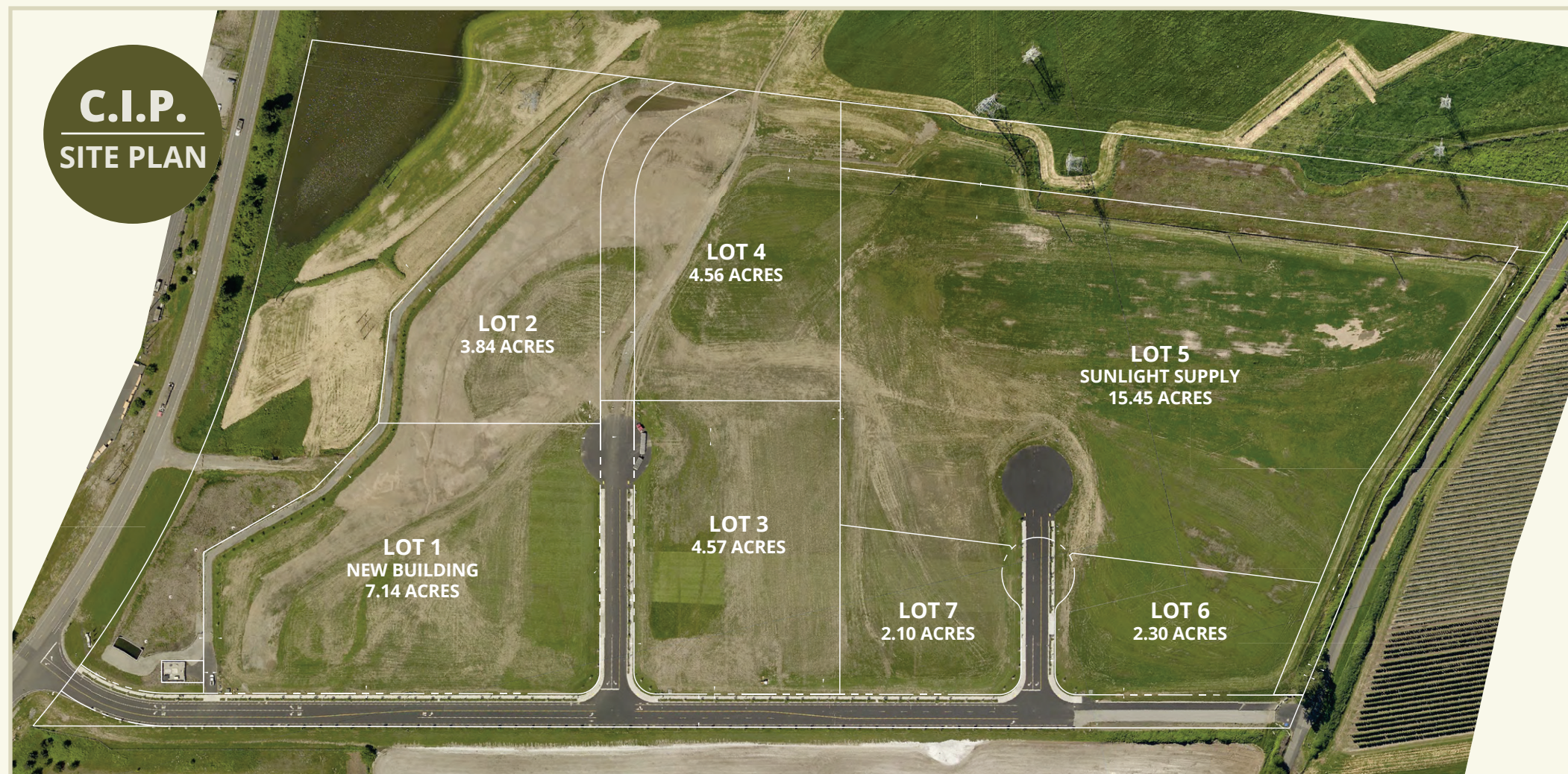
NOT YOUR ORDINARY LANDLORD

We're dedicated to creating the solutions you need. Whether it's crafting innovative finance options or utilizing our relationships with key resources in the logistics chain, we'll go out of our way to meet your requirements with speed, efficiency and safety.

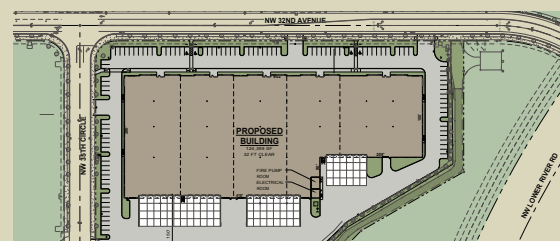
For leasing information or to schedule a tour contact:

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NEW BUILDING—LOT 1



In 2016, the port will begin construction of a 125,000 sq. ft. (32' clear height) industrial building. The building is expected to be complete by April 2017 and will be capable of accommodating several tenants or one single tenant. This will be a state of the industry building with dock and grade doors, on-site office space, extra access for tractors and trailer turn around and ample electrical supply in a beautiful location. Pre-leases are now being accepted.



THE PORT OF MANY ROUTES

The Port of Vancouver USA is the premier Pacific Rim Gateway to the United States and Canada. Located in Vancouver, Washington, the port's position at the crossroads of ocean-bound and river shipping lanes, interstate highways (I-5 and I-84), and national rail lines (BNSF and Union Pacific) makes it the perfect choice for companies with regional and global shipping needs.

67 ACRES AVAILABLE FOR LIGHT INDUSTRIAL BUSINESS

AMENITIES

- Platted site – ready for final site design
- Favorable tax structure
- Business incentives available
- Site located within HUBZ of SBA
- Eligible for New Markets Tax Credit Financing
- Foreign Trade Zone application under review

LOCATION

- Two miles from Interstate 5
- Served by State Route 501/Mill Plain Blvd., a major freight corridor
- Proximity to deep draft shipping channel
- Dual-carrier rail service – BSNF & Union Pacific
- Progressive renewable energy environment
- Rail transload center nearby

SIZE AND ZONING

- 17 acres shovel-ready
- 50 acres adjacent; preliminary planning underway
- Zoned Light Industrial
- Vested Development Agreement with the City of Vancouver
- LEED Credit eligible

UTILITIES

- State-of-the-art stormwater facility
- Potable water – City of Vancouver
- Sewer with industrial capacity – City of Vancouver
- Electrical – Clark Public Utilities
- Fire Protection – Hydrants located on-site
- Special resource for process water @ 2500 gpm