



AVAILABLE PROPERTIES

AVAILABLE PROPERTIES

EXPLORE THE POSSIBILITIES



VANCOUVER, WASHINGTON. A GREAT PLACE TO DO BUSINESS.

Love where you work and live. *Forbes* magazine ranked Washington State #2 as a place to do business in the U.S., and 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 magnet for the vanguard 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. ACCESS TO PDX INTERNATIONAL AIRPORT
8. LOW COST OF LIVING
9. AFFORDABLE HOUSING
10. OUTSTANDING LIVABILITY



Port of Vancouver USA 3103 NW Lower River Road Phone: 360.693.3611 Fax: 360.735.1565 www.portvanusa.com
Vancouver, Washington 98660 503.289.8824 503.285.6091 info@portvanusa.com

Please contact Kathy Holtby (kholtby@portvanusa.com) for leasing information.

CENTENNIAL INDUSTRIAL PARK



108 ACRES FOR LIGHT INDUSTRY

This unique property is designated as a parcel of “County-wide Significance” by the Columbia River Economic Development Commission and is Clark County’s most ready-to-build light industrial site - Washington State’s Department of Commerce Jobs Now Act of 2012 funded the final construction.

Currently, 58 shovel-ready acres are available for sale or short- or long-term lease (up to 80 years), 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 expansion.

CIP AT A GLANCE

AMENITIES

- Ready-to-build
- Retail and commercial services nearby
- Favorable tax structure
- Business incentives available
- Site located within HUBZ of SBA
- New Markets Tax Credit Financing eligible
- Foreign Trade Zone (FTZ) eligible

LOCATION

- Two miles to I-5; 10 miles to I-84
- 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
- Adjacent to Clark County Wetland Mitigation Bank

SIZE AND ZONING

- 58 acres ready-to-build
- 50 acres adjacent - available for future development
- Zoned Light Industrial
- Vested Development Agreement with the city of Vancouver
- LEED Credit eligible

UTILITIES

- 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

WATERFRONT LEGACY PROJECT



COMMERCIAL PROPERTY WITH A VIEW

Birthplace of the Port of Vancouver USA, Terminal 1 is poised for revitalization. Now known as the Waterfront Legacy Project, the port’s 13 acres on the Columbia River, immediately adjacent to the Interstate 5 Bridge, offers unparalleled opportunities for commercial development. This prime waterfront property, which serves as the main entrance to the state of Washington from all points south, is situated between a high-end commercial and residential development planned by Columbia Waterfront LLC, a new city of Vancouver Waterfront Park, and a vibrant downtown core. Currently the focus of a master planning process, the site could host such amenities as a hotel, retail and commercial space, and public areas able to support nonprofit and recreational activities.

COLUMBIA GATEWAY



530 ACRES WITH DEEP WATER ACCESS

The Port of Vancouver USA’s Columbia Gateway is the largest contiguous tract of undeveloped industrial property in Southwest Washington. The approximately 530-acre property, located just west of the port’s current operations, is zoned heavy industrial and has nearly a mile of direct waterfront on the Columbia River. This future marine terminal will be rail-served and is planned for handling cargoes such as automobiles and bulk commodities. A portion of the property will be available for industrial tenants with the potential uses of advanced manufacturing, assembly, warehousing and import/export operations. A truly unique property, Columbia Gateway offers endless possibilities to businesses needing to connect to exceptional regional and global transportation routes on river, road and rail.



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.

NOT YOUR ORDINARY LANDLORD

While many ports are constrained by a lack of available land in highly urbanized areas, the port 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.

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.