



CENTENNIAL INDUSTRIAL PARK

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ACRES OF OPPORTUNITY



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) or Curtis Shuck (cshuck@portvanusa.com) for leasing information.

CENTENNIAL INDUSTRIAL PARK

108 ACRES OF OPPORTUNITY

Possibility, meet potential. 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.

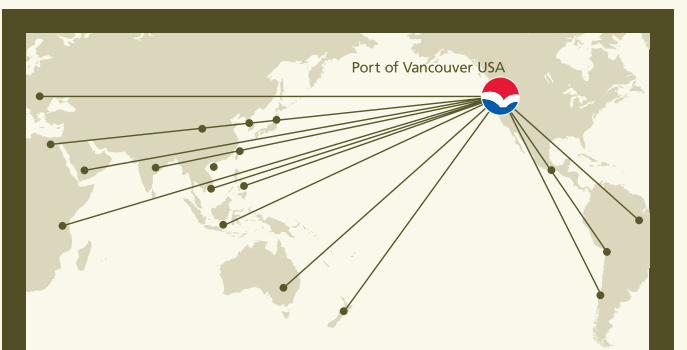
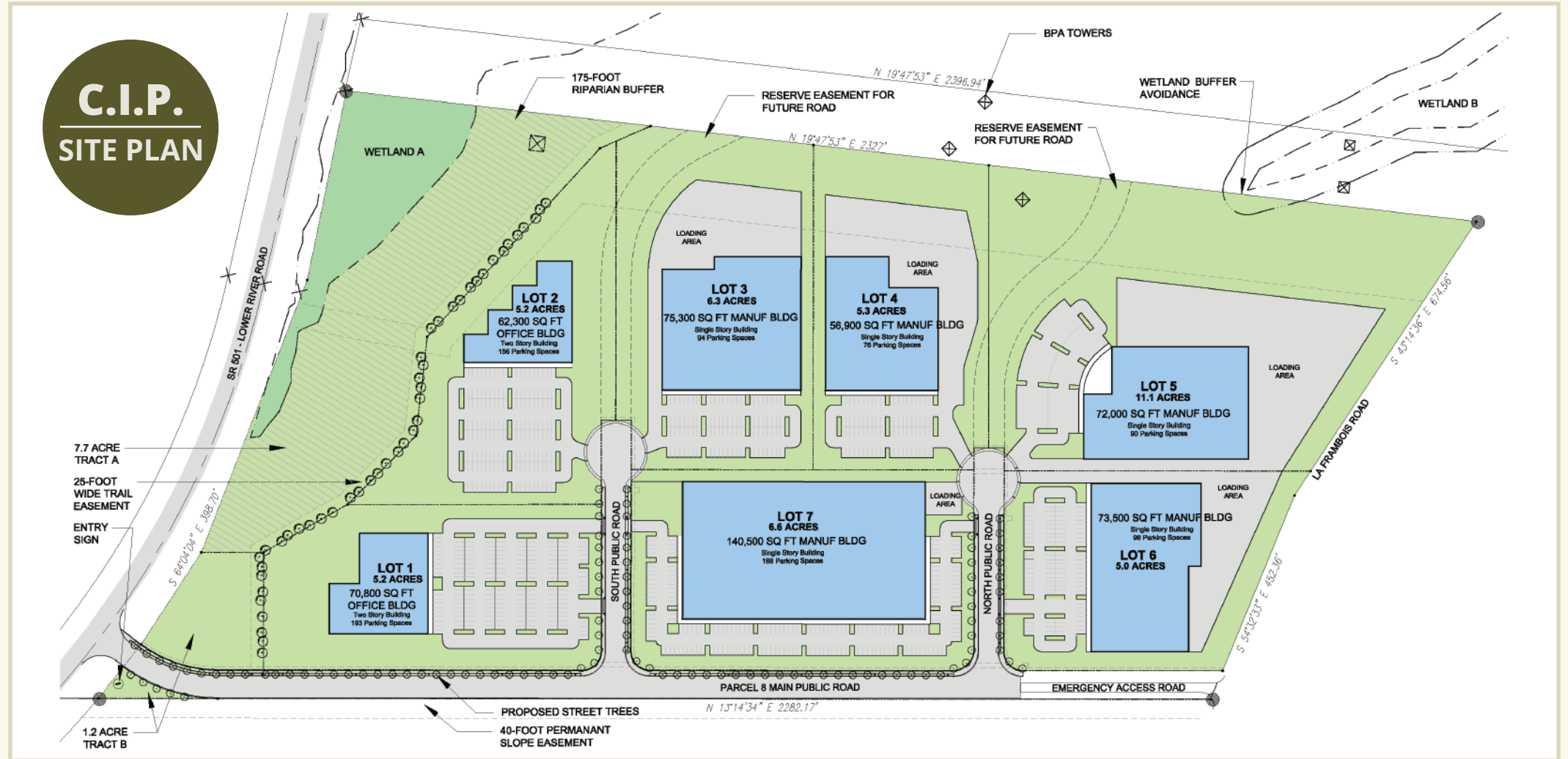
SHOVEL-READY AND AVAILABLE

Choose your spot. Chart your future. 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.

Currently under construction, this unique property is designated as a parcel of "County-wide Significance" by the Columbia River Economic Development Council and will be operational by fall 2013. Centennial Industrial Park is Clark County's most development-ready light industrial site, with final construction funded by Washington State's Dept. of Commerce Job Now Act 2012.

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.



108-ACRES AVAILABLE FOR LIGHT INDUSTRIAL BUSINESS

AMENITIES

- Platted site – ready for final site design
- Retail and commercial services nearby
- Favorable tax structure
- Business incentives available
- Site located within HUBZ of SBA
- New Markets Tax Credit Financing eligible
- Free Trade Zone eligible

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-BNSF & Union Pacific
- Progressive renewable energy environment
- Adjacent to Clark County Wetland Mitigation Bank

SIZE AND ZONING

- 58 acres shovel-ready
- 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

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.