

# Centennial Industrial Park

3300 NW 32nd Avenue, Vancouver, WA 98660

## Now Leasing

UNBEATABLE LOCATION. EASY ACCESS. Currently 11 acres are available for lease and ideal for light industry and advanced manufacturing. Centennial Industrial Park offers proximity to ocean bound and river shipping lanes, national rail lines 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 future development. This park is located just minutes from major freight corridors and among 50 plus industrial businesses, making it one of the most desirable locations in the region.



CENTENNIAL INDUSTRIAL PARK has three lots available, offering 11 acres of ready-to-build land for your new, expanding or relocating business.

## Amenities

- 11 acres, ready-to-build
- Long-term ground leases available
- Vested Development Agreement with the City of Vancouver
- Efficient permitting structure
- Under a binding site plan – lot lines can be adjusted to fit customer site requirements

## Utilities On-Site

- State-of-the-art stormwater facility
- City of Vancouver sewer and water
- Clark Public Utilities electricity



### THE PORT OF MANY ROUTES

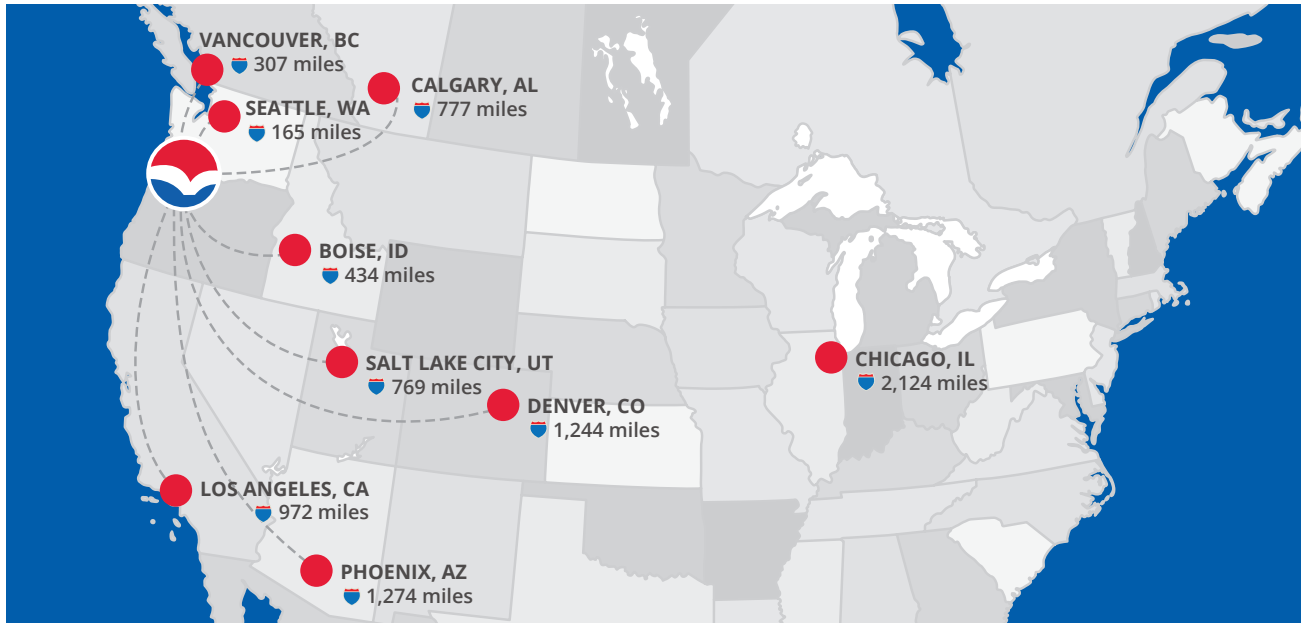
The Port of Vancouver USA is the premier Pacific Rim Gateway to the United States and Canada. Located in Vancouver, Washington, the port's position at the crossroads of ocean-bound and river shipping lanes, interstate highways (I-5 and I-84), and national rail lines (BNSF and Union Pacific) makes it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

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## Gateway to the West

Situated in an unbeatable West Coast location, the Port of Vancouver USA has the right mix of assets to handle a variety of products efficiently and cost effectively, including modern rail infrastructure, direct access to interstate highways and a deepwater marine terminal.



## Location Advantages

- Proximity to import/export facility with access to all modes of transportation
- Rail transload center nearby
- Favorable tax structure
- Business incentives available
- Foreign-Trade Zone designation area
- Less than five minutes from Interstate 5, State Highway 14 and the I-5 Bridge to Portland, Oregon
- Room for future expansion
- Skilled workforce
- Dedicated port partner
- Outstanding livability



### FOR LEASING INFORMATION OR TO SCHEDULE A TOUR CONTACT:

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