

# Parcel 1A Heavy Industrial Property

Port of Vancouver, Lower River Road, Vancouver, WA 98660

## Now Leasing

**UNBEATABLE LOCATION. EASY ACCESS. RAIL SERVED** The Port of Vancouver has 22 ready-to-build acres. Parcel 1A offers proximity to ocean-bound and river shipping lanes, national rail lines and major interstate highways. This property is ideal for heavy industry, advanced manufacturing, supply chain support and is among 50 plus other industrial businesses, making it one of the most desirable locations in the region.

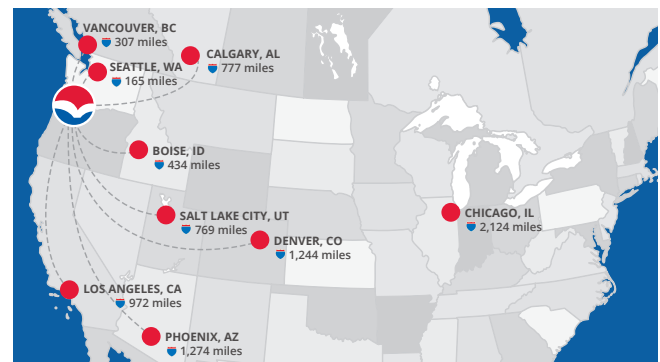


## Property Features

- Approximately 22 divisible acres
- Zoned Heavy Industrial (IH)
- Rail served
- Level compacted gravel base
- Utilities to property (includes water, sewer, storm, gas, power)
- Long-term NNN lease available

## Location Advantages

- Proximity to marine terminals
- Less than five minutes from Interstate 5, State Highway 14 and the I-5 Bridge to Portland, Oregon
- Favorable tax structure
- Business incentives available
- Eligible for New Markets Tax Credit financing
- Foreign-Trade Zone #296 service area



## FOR SHOWING AND LEASING INFORMATION CONTACT:

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