



**WELCOME TO *THE PORT OF POTENTIAL***





# **GREETINGS FROM VANCOUVER, WASHINGTON**

Located at the nexus of ocean-bound and river shipping lanes, two interstate highways and national rail lines, the Port of Vancouver USA is the ideal West Coast location for an extensive array of industrial activities. With large, ready-to-build industrial parcels, millions of square feet of existing warehouse space and hundreds of acres reserved for future expansion, the Port of Vancouver USA is fertile ground for helping businesses grow.

What's more, with our first-class service, extensive staff expertise, robust tenant support and the ability to develop flexible solutions, the Port of Vancouver USA is a partner invested in your success now and into the future.

**600+**

**ACRES FOR FUTURE  
DEVELOPMENT**

**296**

**FOREIGN TRADE ZONE  
SERVICE AREA**

**3,910**

**DIRECT PORT AND  
TENANT JOBS**

**800**

**ACRES OF OPERATING  
FACILITIES**



**THIRD LARGEST PORT IN  
WASHINGTON STATE**

**50+**

**NUMBER OF  
TENANT BUSINESSES**

**24,068**

**SUPPORTED  
REGIONAL JOBS**

**2.5**

**MILLION SQUARE  
FEET OF INDUSTRIAL  
WAREHOUSING**

**2**

**CLASS 1 RAILROADS**

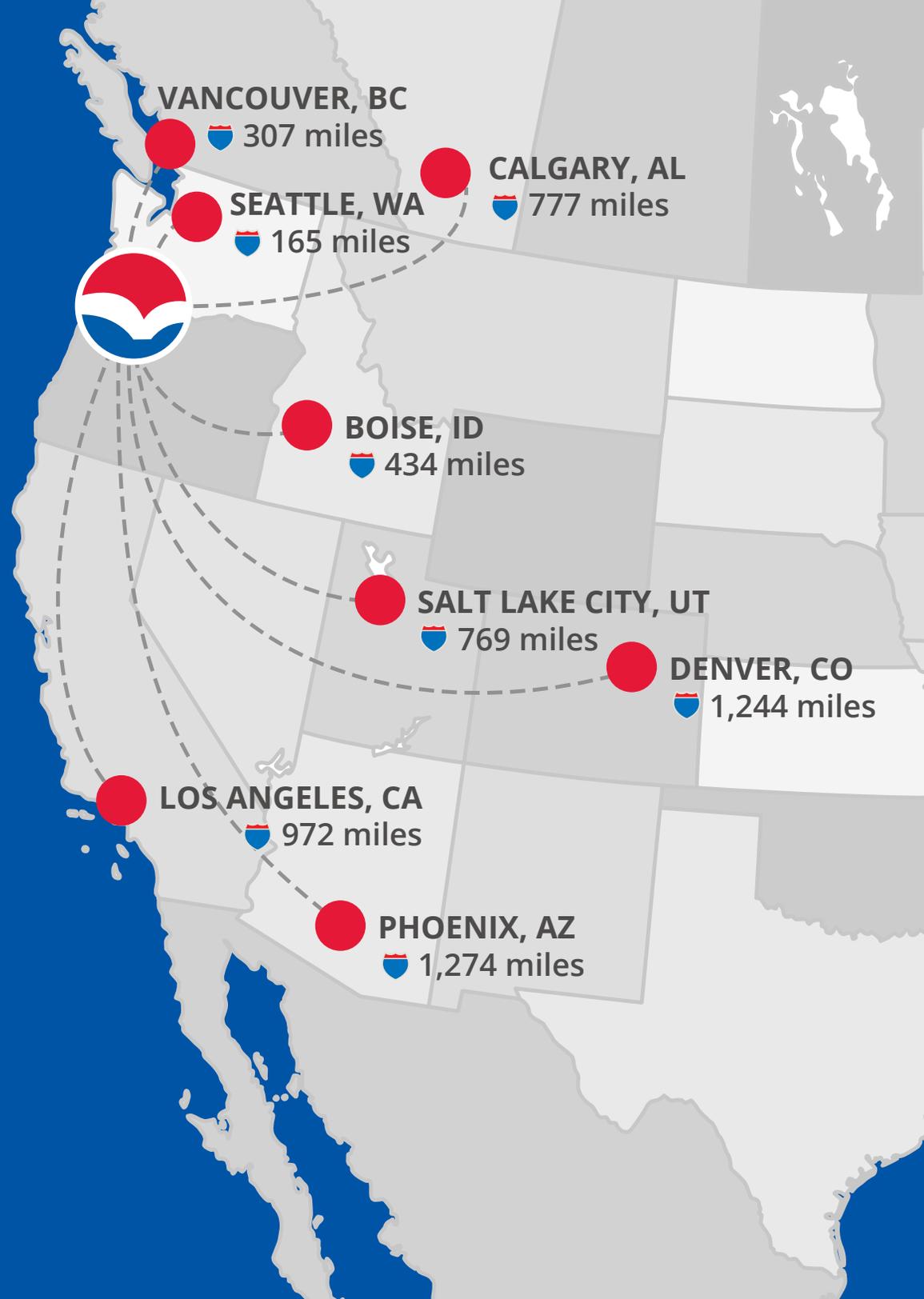
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## GEOGRAPHICALLY DESIRABLE

The Port of Vancouver USA is located in Vancouver, Washington and serves as the premier West Coast gateway to the continental United States, Canada and Mexico. It is positioned at the crossroads of ocean-bound and river shipping lanes, two interstate highways (I-5 and I-84) and connections to Class 1 rail networks, making it the perfect port for serving clients with regional and global transportation needs.

### Gateway To The West

Discover faster, more efficient and cost-effective shipping routes for bulk and project cargoes. The Port of Vancouver USA is positioned at the hub of the most direct, uninterrupted route between Asia, the Pacific Northwest and the US midcontinent and Canada—simplifying and streamlining customer export and import needs.





**FUTURE DEVELOPMENT**  
*Columbia Gateway*

◀ **JUST TO THE WEST:** More than 500 acres poised for marine and industrial expansion.

Parcel 7

Centennial Industrial Park

Parcel 6

Columbia River Mitigation Bank

Parcel 1A

Terminal 5  
West

Terminal 5

Terminal 4

Terminal 3

Columbia River



**CONVERGENCE  
OF ACCESS AND  
OPPORTUNITY**

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 deep-water marine terminal.

Parcel 10

Grain Elevator

Terminal 2

Terminal 1

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# THE BEST PLACE TO LIVE AND WORK

Located just across the river from Portland, Oregon, Vancouver, Washington, is a dynamic and thriving community in its own right. The unique combination of people, policies, priorities and quality of life makes it an ideal place to do business.



## Access to Talent

Our community is home to more than two million workers, and a strong collaboration between industry and education helps ensure we have the skilled talent needed to thrive today and into the future.

## Education

Clark County is home to nationally recognized K-20 educational institutions offering a range of magnet programs, technical certificates, customized training programs, STEM education and degrees that use highly specialized laboratory and research facilities.

## Infrastructure

Clark County offers an ample supply of development-ready land, competitive lease rates, abundant clean water and state-of-the-art communications networks and technology infrastructure.

## Low Utility Rates

From electricity to natural gas to water and sewer, our region benefits from some of the lowest utility rates in the nation, helping to reduce both the cost of living and the cost of business.



# PACIFIC NORTHWEST LIFESTYLE

Nestled on the banks of the Columbia River and within easy reach of the Pacific Ocean, mountain peaks, national forests and an abundance of other spectacular natural wonders, Vancouver, Washington, is the ideal home base for outdoor recreation. With craft breweries, farmers markets, world-class theater and eclectic restaurants, our region blends urbane sophistication and funky quirkiness to make this the perfect place to call home.

## LOW COST OF LIVING



2019 Cost of Living Index

## AFFORDABLE HOUSING



2019 Median Home Sale Price

# OPEN FOR BUSINESS

Join a unique and dynamic ecosystem of potential business efficiencies, partnerships and opportunities. The Port of Vancouver USA is home to more than 50 existing tenants.



## Current Port Industries

- AGRICULTURAL PRODUCTS
- ALUMINUM EXTRUSION
- AUTO IMPORTING AND DISTRIBUTION
- BREWING SUPPLIES
- BULK LIQUID
- BULK LUMBER AND METAL DISTRIBUTION
- CUSTOM CABINETS
- ELECTRONICS RECYCLING
- ENERGY PRODUCTS
- FOOD PROCESSING
- GARDENING SUPPLIES
- GRAIN EXPORTING
- LUMBER DISTRIBUTION
- METALS AND MACHINERY
- MALTING
- PLASTIC MOLDING
- TRANSLOADING
- SAND AND GRAVEL
- STEEL DISTRIBUTION

## Top Trading Partners

- JAPAN
- AUSTRALIA
- CHINA
- SOUTH KOREA
- SOUTH AMERICA

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# SMART GROWTH FOR THE FUTURE

Smart growth means adopting thoughtful development and conservation strategies designed to help protect our health and natural environment, making our communities more attractive, economically stronger and more socially diverse. At the Port of Vancouver USA, we have embraced smart growth with our new facilities and developments to intelligently and proactively make a difference in the ways we grow.



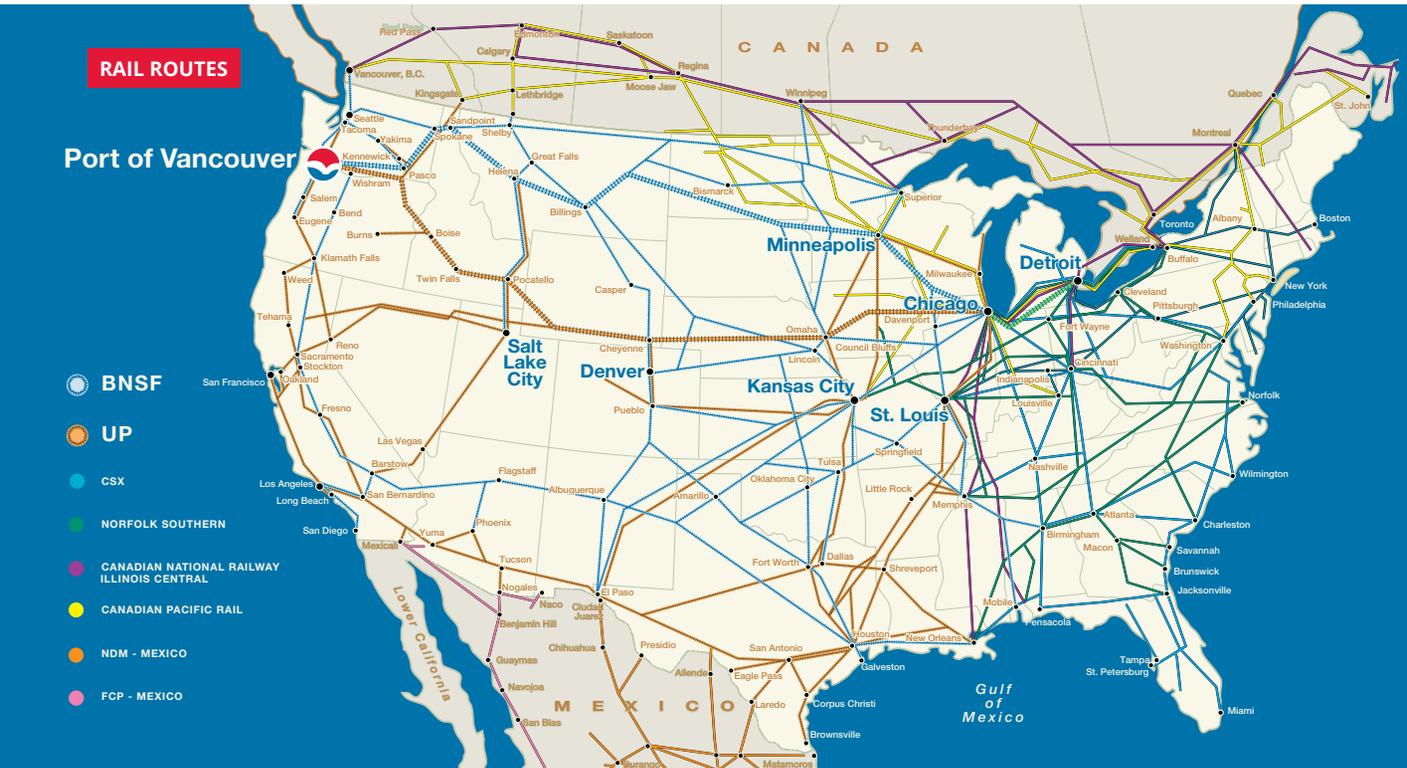
## Green Globes Building Certification

Completed in 2018, the Centennial Industrial Building earned a Green Globes Building Certification from the Green Building Initiative for prioritizing sustainable development. This modern industrial facility was designed to maximize efficiency, be environmentally conscious and provide long-term benefits to the occupants of the building.



## LEED for Neighborhood Development: Gold

The port's Terminal 1 waterfront project was awarded a LEED Gold certificate in the category of Neighborhood Development (ND) planning by the US Green Building Council. The certification is a globally recognized symbol of achievement in sustainability and encourages the development of healthy, highly efficient and cost-saving green buildings. This designation looks beyond a specific building and recognizes the Terminal 1 neighborhood development project for its sustainability practices and planning.



## RIVER, RAIL AND ROAD

*Our unrivaled West Coast location, direct access to freight corridors and outstanding amenities make the Port of Vancouver USA an ideal place to do business.*

Locate your business facilities at the Port of Vancouver USA and accelerate speed to market for your goods and cargo. Choose from several ready-to-build industrial parcels with direct and efficient access to multiple modes of transportation. Connected to Asia Pacific trade routes via the Columbia River, the port is perfectly suited to both barges and deep-draft ships. In addition, BNSF Railway and Union Pacific Railroad link the port to the Midwest in the most fuel-efficient, environmentally friendly way possible. Plus, key US highway systems run right through our backyard, including Interstate 5, the main north/south artery between Canada and Mexico and Interstate 84, a major east/west freight corridor connecting Vancouver to the Midwest.