



BUILD
TO
SUIT



EAST VANCOUVER E-COMMERCE CENTER

A multitude of options to suit your business needs

815,748–1,116,000 SF



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PROPERTY OVERVIEW

74.06 acres

Light Industrial Zoning

East Vancouver E-Commerce Center, a Class A planned industrial development, located in business and tax friendly Vancouver Washington, offers flexible site plans and is located minutes from the Port of Vancouver and Interstate 5.

Accommodating a multitude of layouts with build-to-suit and finish-to-suit capabilities, East Vancouver is the ideal solution to any occupier requirement.



4707 NW Lake Road | Camas, WA



THE PROJECT



Flexible Site Plans

Built to Suit Capability



Breaking Ground

Q1 2025



Conceptual Site Plans

815,748–1,116,000 SF



Dock Doors

Plans allow for 200+ dock doors



Ample Parking

Ability to deliver 690+ car and 375+ trailer stalls



Adjacent to Hewlett Packard

1,500,000+ SF development



Access

Multiple access points from Lake Road and Camas Meadows Drive

Specifications



BTS

Dock Doors



264

Truck Parking Stalls



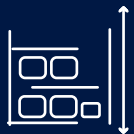
BTS

Grade Doors



577

Car Parking Stalls



40'

Clear Height



Power & Water

Above Standard



Multiple

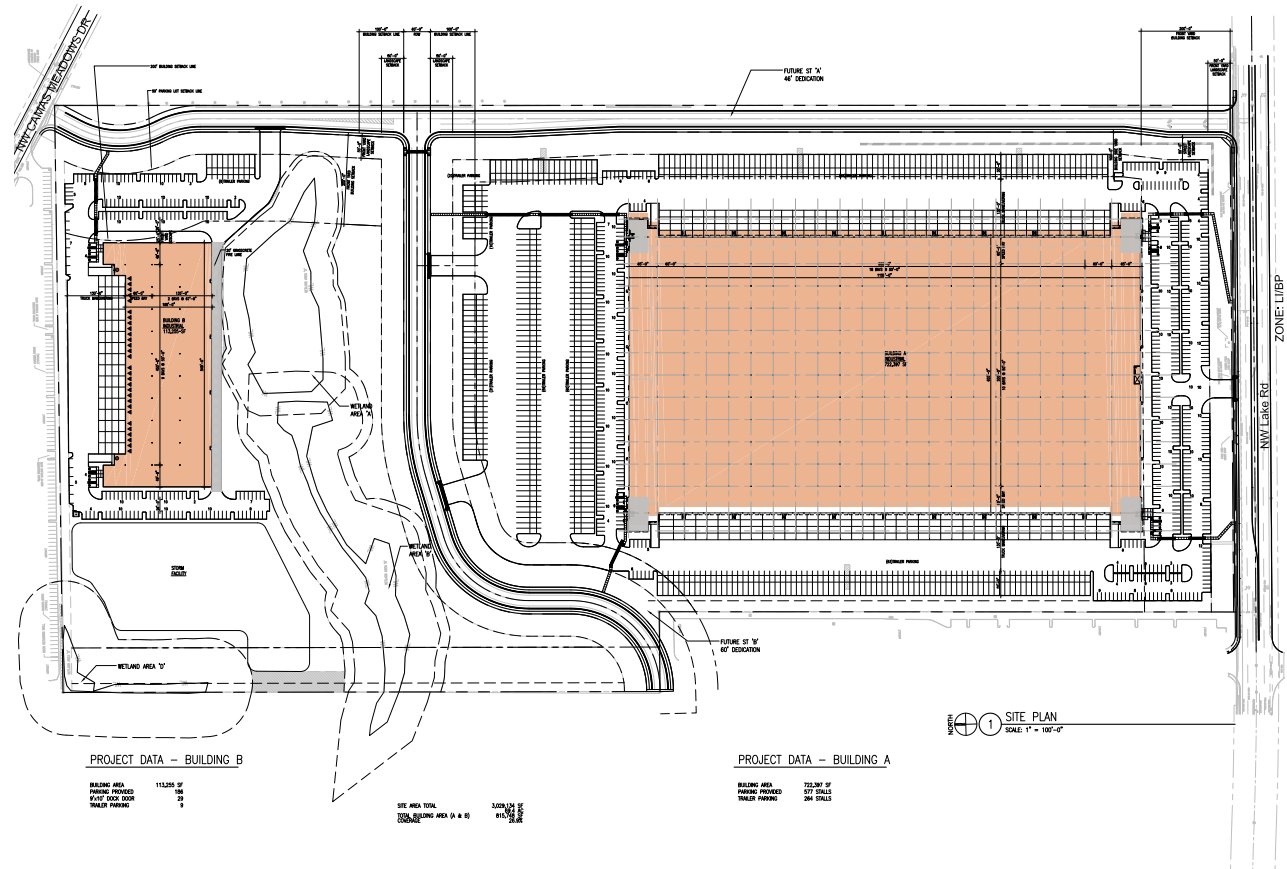
Access Points



Zoning

Light Industrial

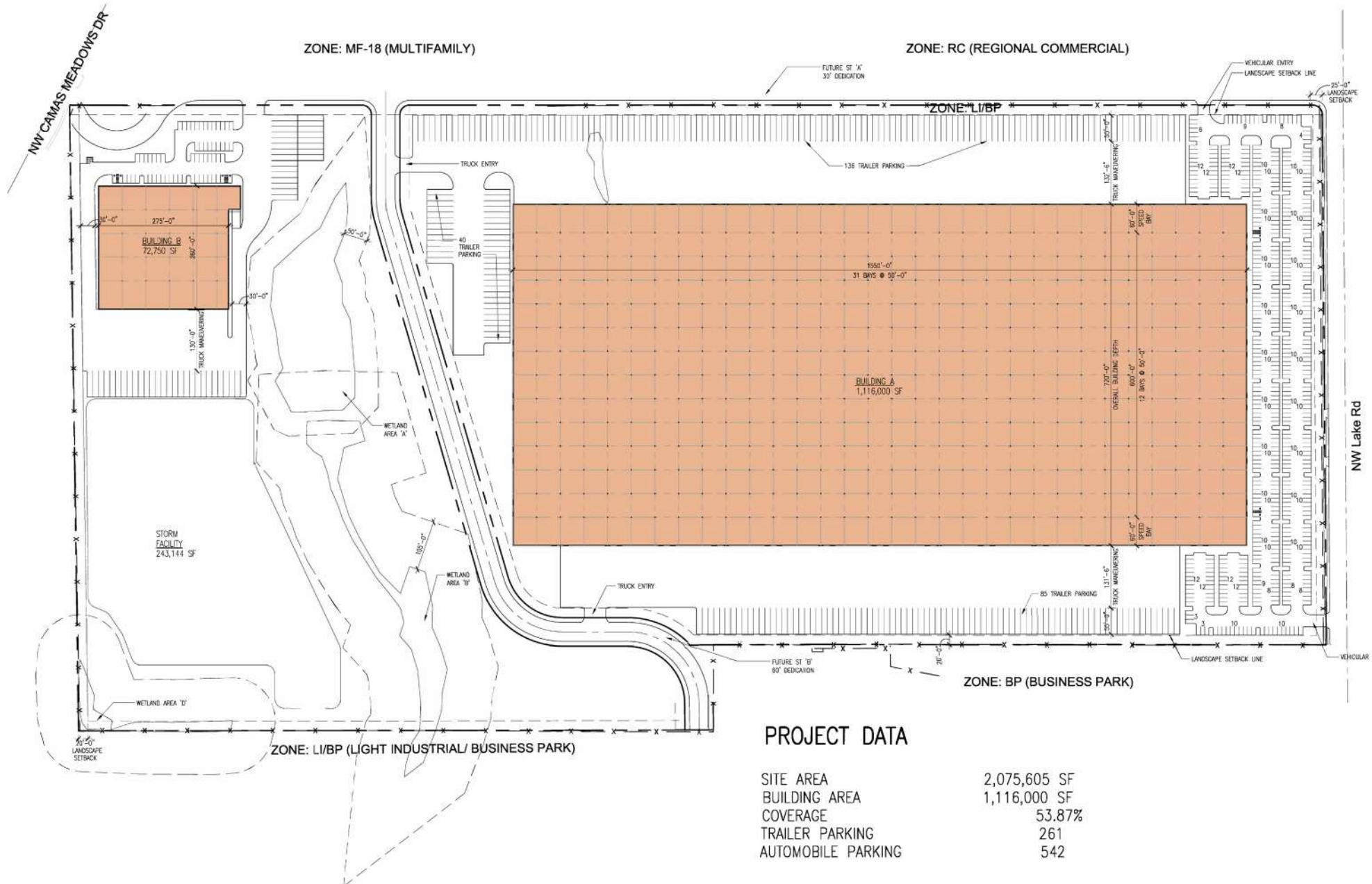
815,748 SF Total



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CONCEPTUAL SITE PLAN #2 1,116,000 SF



PROJECT DATA - BUILDING D

BUILDING AREA	141,448 SF
PARKING PROVIDED	130 STALLS
9'x10' DOCK DOOR	36
12'x14' GRADE DOOR	2

PROJECT DATA - BUILDING B

BUILDING AREA	156,736 SF
PARKING PROVIDED	134 STALLS
9'x10' DOCK DOOR	40
TRAILER PARKING	21 STALLS

PROJECT DATA - BUILDING C

BUILDING AREA	215,808 SF
PARKING PROVIDED	142 STALLS
9'x10' DOCK DOOR	34
12'x14' GRADE DOOR	2

PROJECT DATA - BUILDING A

BUILDING AREA	320,128 SF
PARKING PROVIDED	135 STALLS
9'x10' DOCK DOOR	80
TRAILER PARKING	42 STALLS

PROJECT DATA - BUILDING E

BUILDING AREA	107,314 SF
PARKING PROVIDED	153
9'x10' DOCK DOOR	29
TRAILER PARKING	21

BUILDING C

BUILDING AREA 120,963 SF
PARKING PROVIDED 146 STALLS
TRAILER PARKING 9

BUILDING B

BUILDING AREA 525,520 SF
CLEAR HEIGHT 40'-0" A.F.F.
PARKING PROVIDED 281 STALLS
TRAILER PARKING 95

BUILDING A

BUILDING AREA 431,623 SF
CLEAR HEIGHT 40'-0" A.F.F.
PARKING PROVIDED 295 STALLS
TRAILER PARKING 100

ZONE: LI/BP

Reach further faster

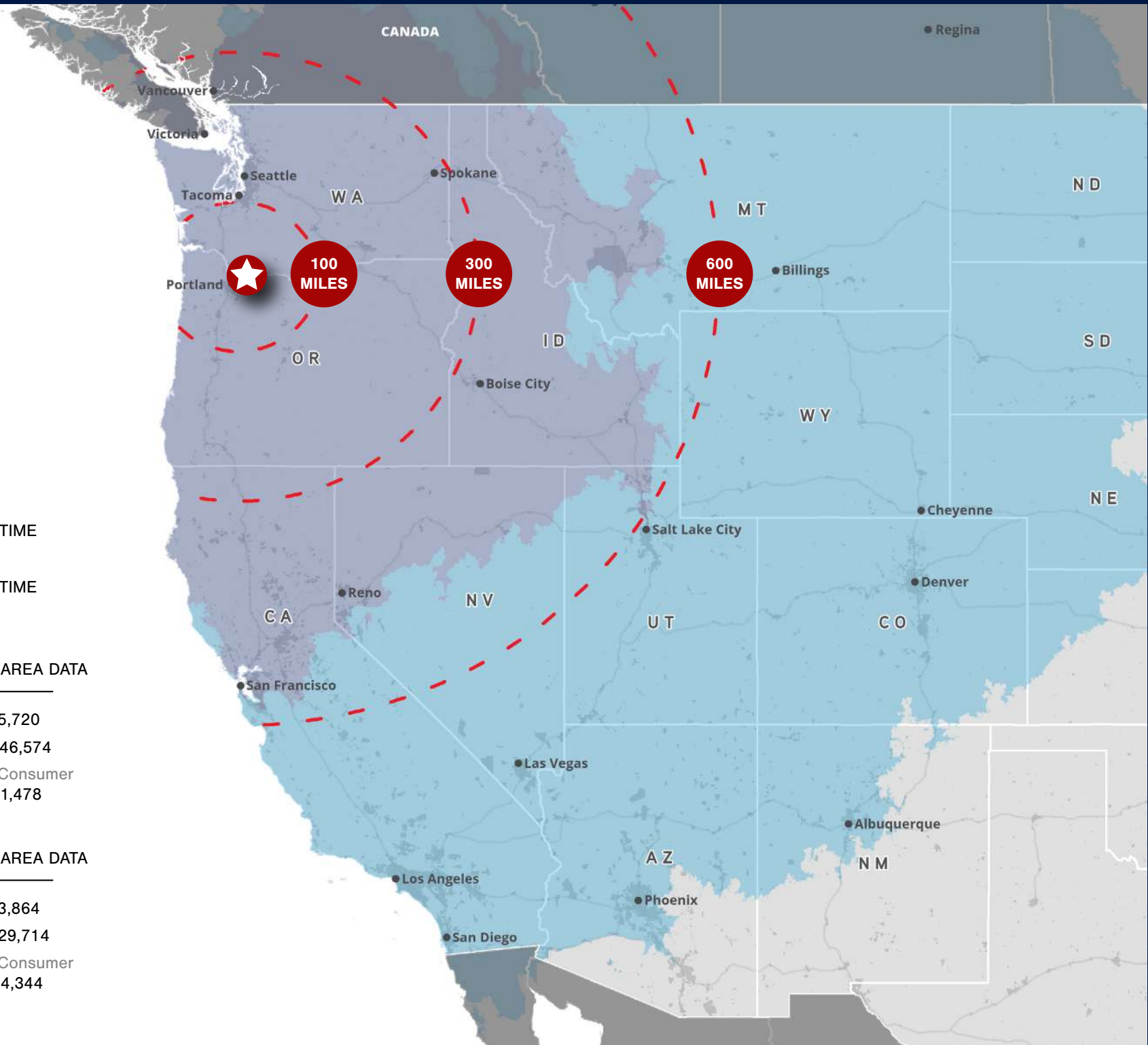
- 11-HR TRUCKING TIME AREA
- 22-HR TRUCKING TIME AREA

11-HR TRUCKING TIME AREA DATA

2022 Population: 27,665,720
2022 Households: 10,346,574
2022 US Retail Goods Consumer Spending: \$326,162,971,478

22-HR TRUCKING TIME AREA DATA

2022 Population: 77,183,864
2022 Households: 27,829,714
2022 US Retail Goods Consumer Spending: \$835,875,294,344



Regionally connected



11 miles
to PDX Airport



16.4 miles
to Port of Vancouver



3.4 miles
to SR-14



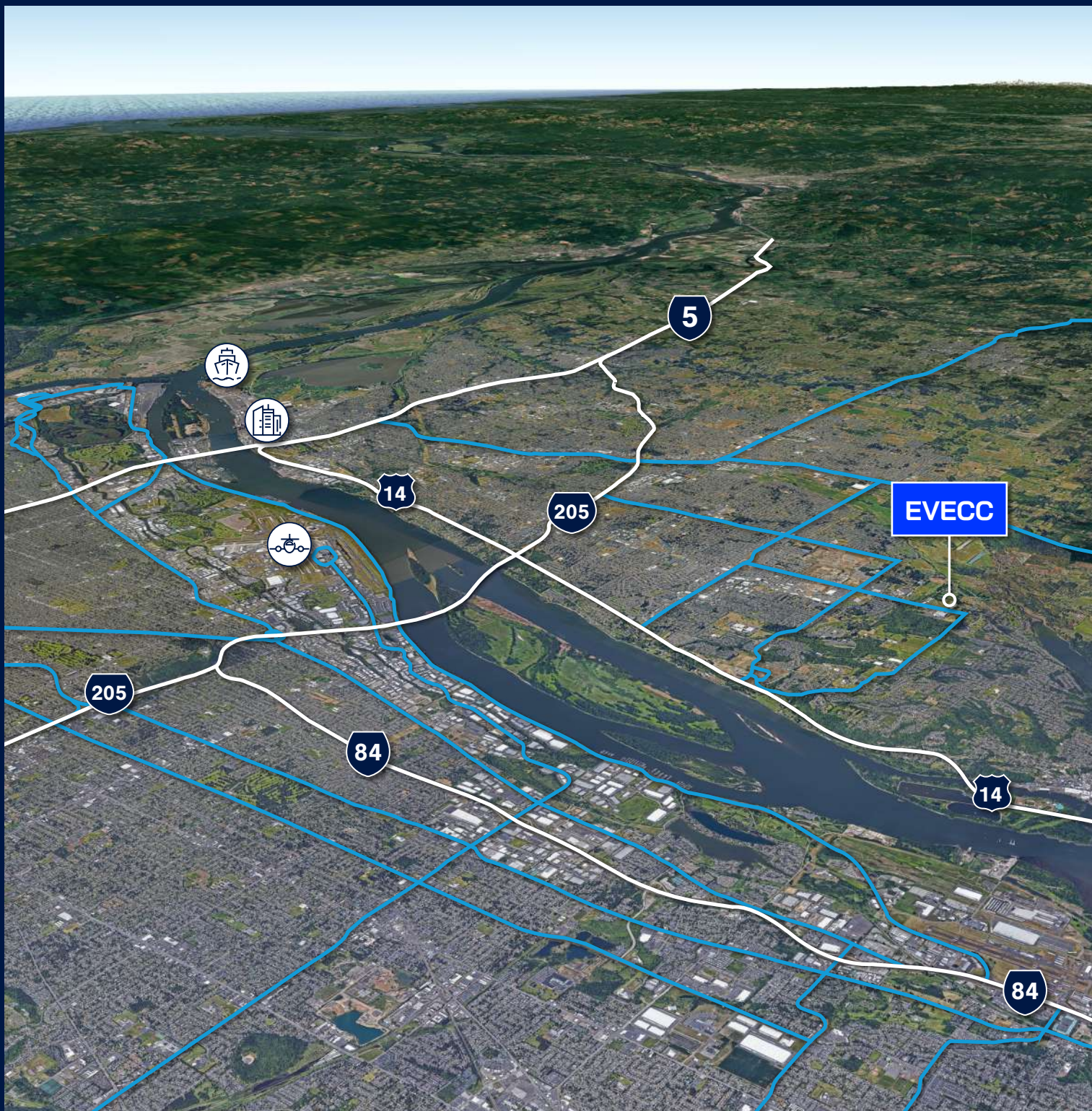
12.7 miles
to I-5



5 miles
to I-205



13.6 miles
to Downtown Vancouver





Tax Comparison

Washington State provides a favorable tax structure for businesses and does not tax income, interest, dividends, or capital gains; and does not enforce any corporate tax, inventory tax, or personal tax. The below comparison is based on information provided by WFG National Title Insurance Company.

OREGON

Corporate Income (Excise) Tax	Yes
Washington Business & Occupation (B&O) Tax	No
Oregon Corporate Activity Tax	Yes
State Personal Income Tax	Yes
County Business Income Tax	Multnomah
Sales Tax (State and Local Combined)	No
Real Estate Transfer Tax	Washington County

WASHINGTON

Corporate Income (Excise) Tax	No
Washington Business & Occupation (B&O) Tax	Yes
Oregon Corporate Activity Tax	No
State Personal Income Tax	No
County Business Income Tax	No
Sales Tax (State and Local Combined)	Yes
Real Estate Transfer Tax	Yes



DIRECTLY IN THE PATH
OF PROGRESS



EAST VANCOUVER E-COMMERCE CENTER

CONTACT US

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