

13 miles
TO DOWNTOWN PORTLAND

2.5 miles
TO PORT OF VANCOUVER

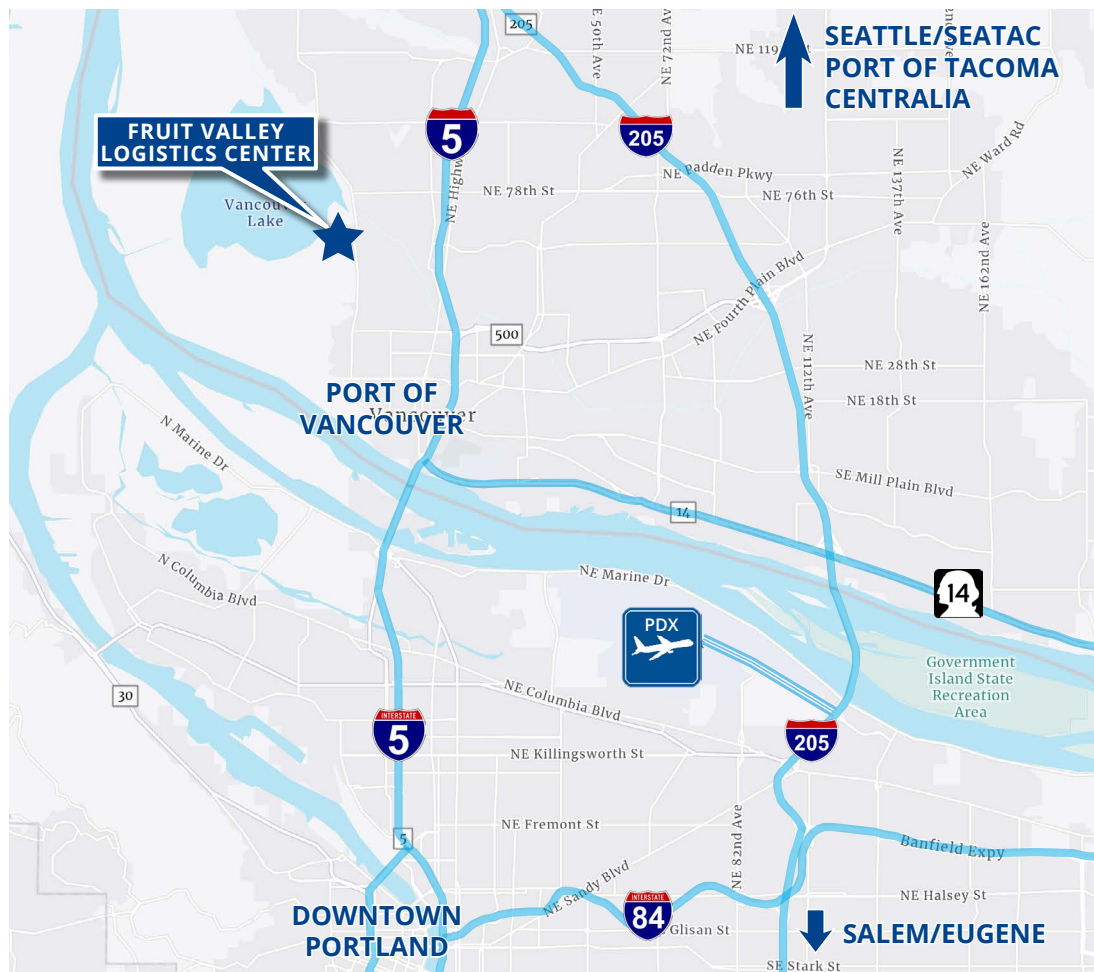
15 miles
TO PDX AIRPORT

10 miles
TO 

2 miles
TO 

164 miles
TO SEATTLE, WA

122 miles
TO EUGENE, OR



Fruit Valley Logistics Center

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For Lease/For Sale
±3.43 Acres & 3.00 Acres Industrial Land

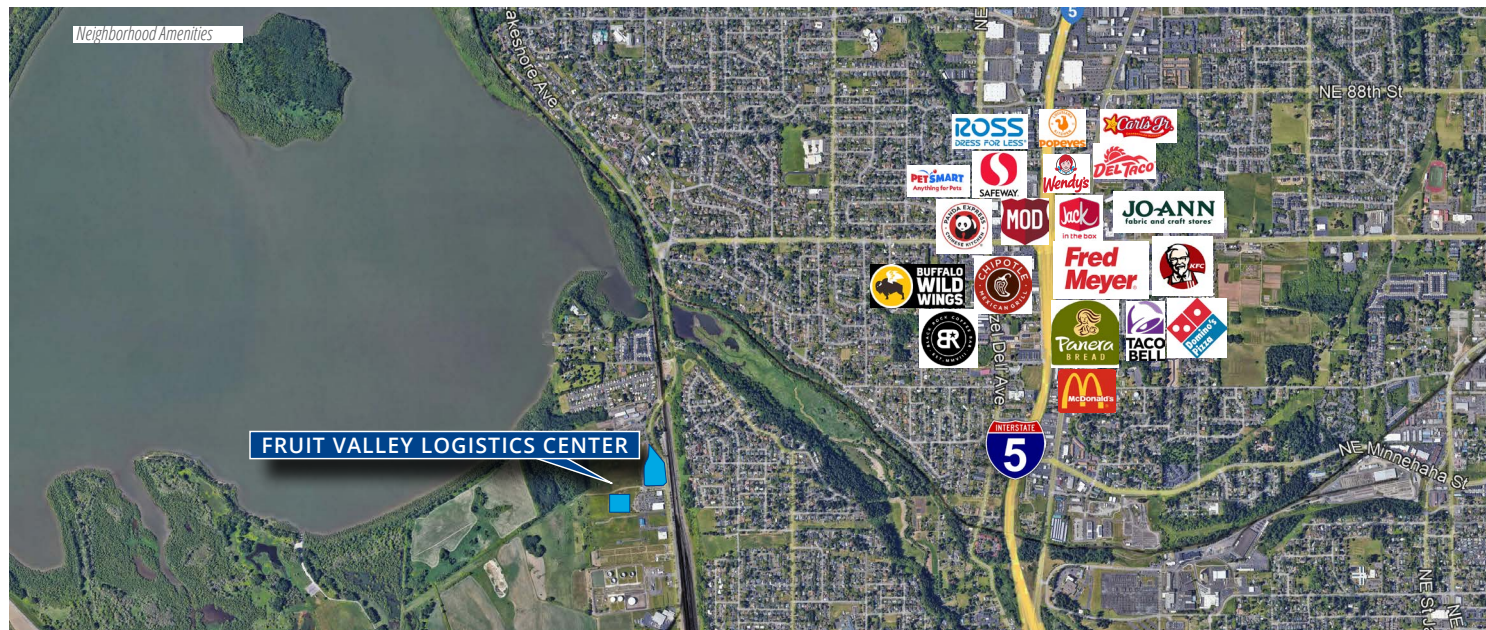
6112 NW Fruit Valley Road & 2401 NW 61st Street
Vancouver, WA 98660

- Development ready land
- Favorable zoning (Light Industrial, Vancouver)
- Level with utilities to site
- Well-located within minutes of Port of Vancouver & Interstate 5
- Rare opportunity to lease or own developable land in business-friendly Southwest Washington



Call for More
Information

Accelerating success.



Contact us:

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Fruit Valley Land



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; more detailed information is available at: <https://tinyurl>.

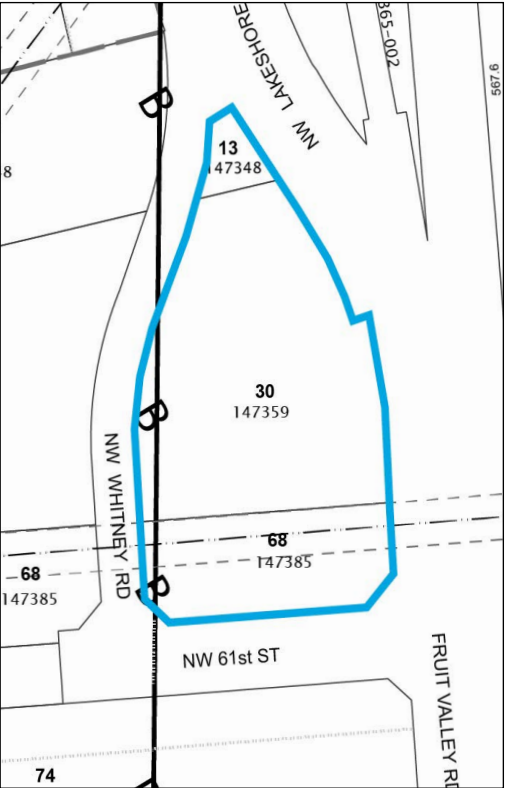
Oregon		Washington	
Corporate Income (Excise) Tax	Yes	Corporate Income (Excise) Tax	No
Washington Business & Occupation (B&O) Tax	No	Washington Business & Occupation (B&O) Tax	Yes
Oregon Corporate Activity Tax	Yes	Oregon Corporate Activity Tax	No
State Personal Income Tax	Yes	State Personal Income Tax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

Site A

3.43 Acres
149,410 SF

Land Overview

- Development ready site
- For lease or sale
- Light industrial zoning provides use variety
- Level sites require minimal site work
- All utilities to site
- Variety of site plans available for development
- Immediate access to Fruit Valley Road
- Superior corporate neighborhood with amenities
- Washington taxes with interstate access

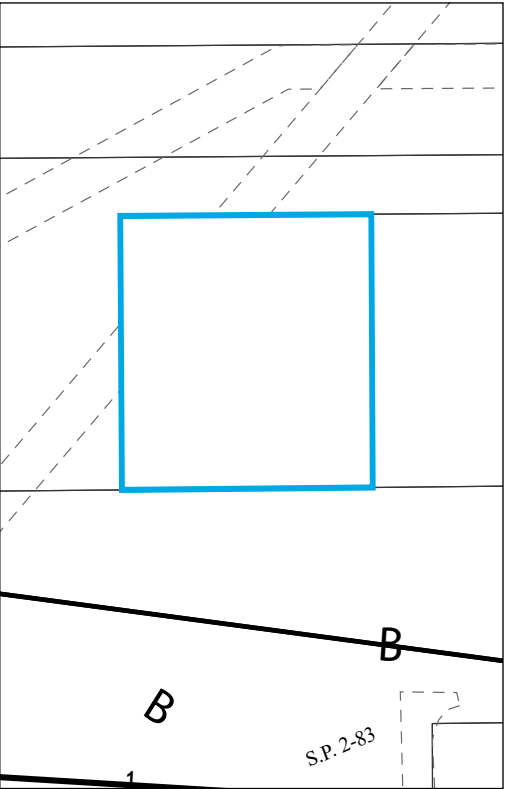


Site B

3.00 Acres
130,680 SF

Land Overview

- Development ready site
- For lease or sale
- Located along the newly completed NW 61st St.
- Light industrial zoning provides use variety
- Level sites require minimal site work
- All utilities to site
- Variety of site plans available for development
- Immediate access to Fruit Valley Road
- Superior corporate neighborhood with amenities
- Washington taxes with interstate access



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