

13 miles
TO DOWNTOWN PORTLAND

2.5 miles
TO PORT OF VANCOUVER

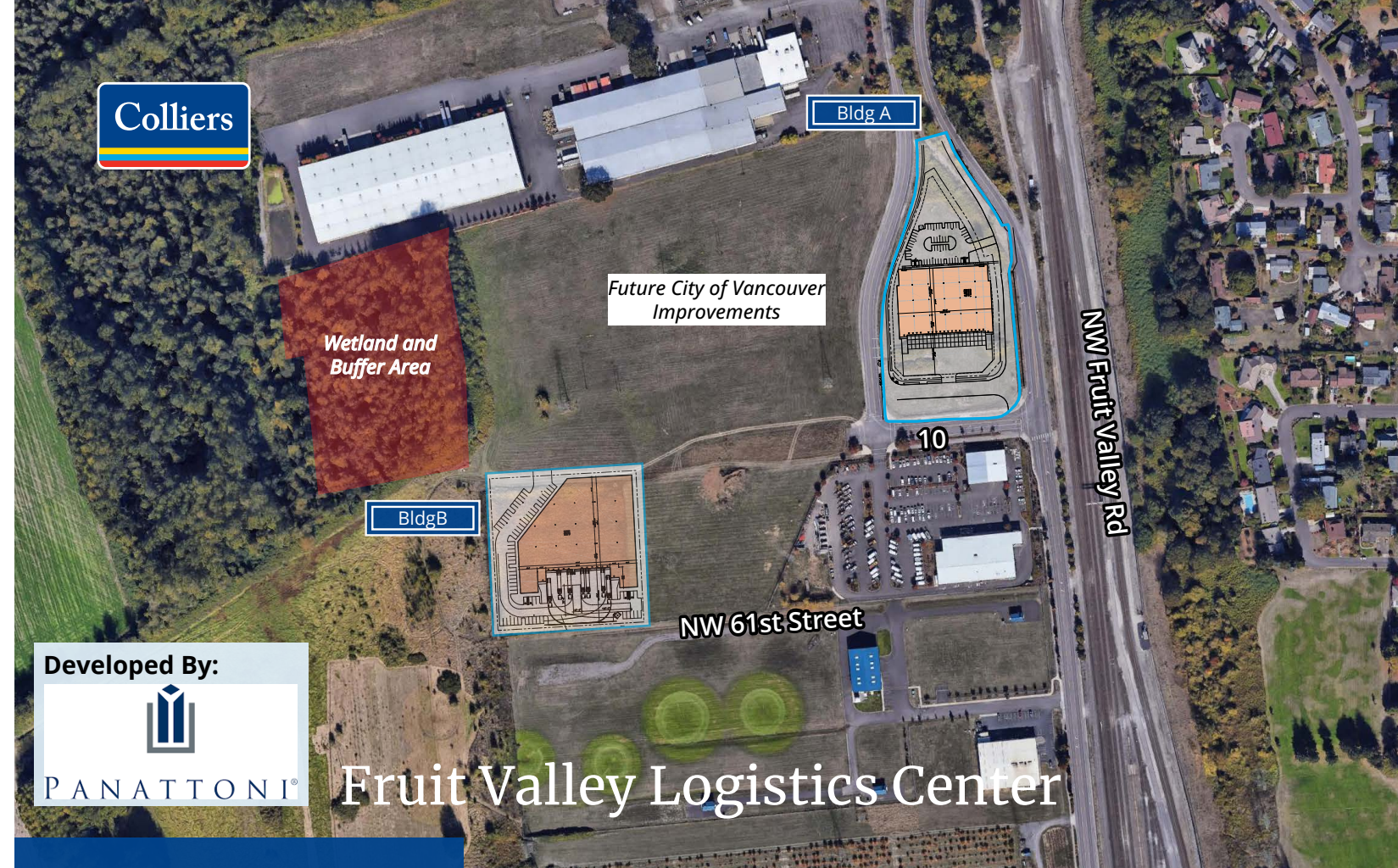
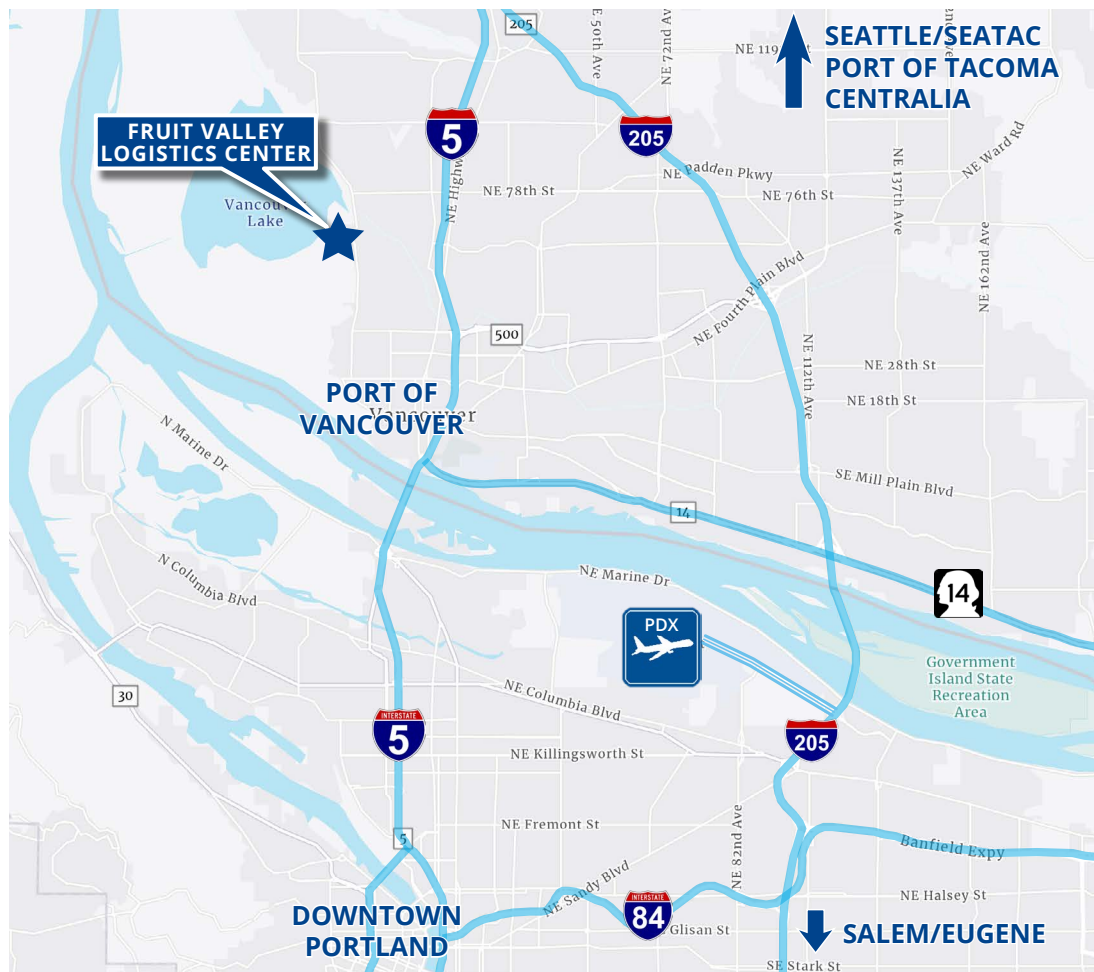
15 miles
TO PDX AIRPORT

10 miles
TO 

2 miles
TO 

164 miles
TO SEATTLE, WA

122 miles
TO EUGENE, OR



Developed By:



PANATTONI®

Fruit Valley Logistics Center

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For Lease/For Sale Up to ±123,778 SF Industrial

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

- Flexible site plans build-to-shell
- Favorable zoning (Light Industrial, Vancouver)
- Breaking ground April 2024 for Q4 2024 delivery
- Well-located within minutes of Port of Vancouver & Interstate 5
- Rare opportunity to lease or own Class A industrial real estate in Southwest Washington



Call for Economics

Accelerating success.



Contact us:

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Fruit Valley Logistics Center

Availability Overview

- Up to 123,778+ SF Class A industrial
- For lease or sale
- 30'-32' clear heights
- Above-standard power and water available
- Washington taxes with interstate access
- Excellent parking
- 10 miles to I-205
- 4.5 miles to Highway 14
- 15 miles to Portland International Airport

123,778 SF

SF Available for Lease

130'-200'

Building Depth

30'-32''

Clear Height

0.93: 1,000

Parking Ratio

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.com/4zspck5r>.

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

Building A

- 63,728 SF
- 45 parking stalls
- 30' clear height

30'

Clear Height

210'

Building Depth

Stand Alone Building

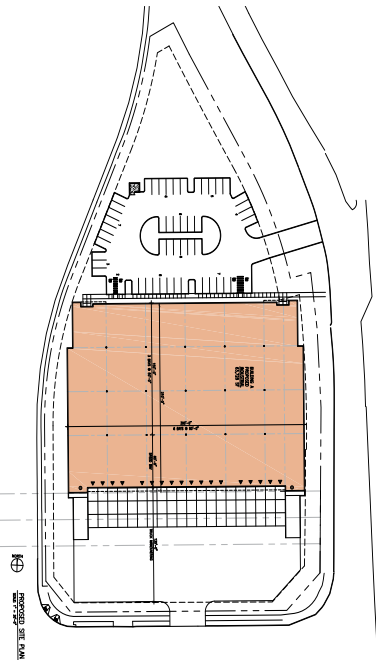
Class A Development

45

Parking Spaces

Availability Overview

- Up to 63,728+ SF on 3.43 acres
- For lease or sale
- 30' clear height
- Land is level and development ready
- 18 dock doors and 2 grade doors
- Above-standard power and water available
- Superior corporate neighborhood with amenities
- Washington taxes with interstate access



Building B

- 60,050 SF
- 66 parking stalls
- 32' clear height

30'

Clear Height

220'

Building Depth

Stand Alone Building

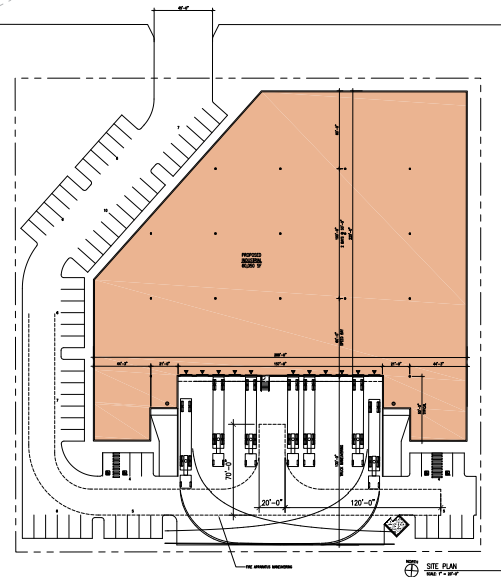
Class A Development

66

Parking Spaces

Availability Overview

- Up to 60,050+ SF on 3.00 acres.
- For lease or sale
- 30' clear height
- Land is level and development ready
- 11 dock doors and 2 grade doors
- Above-standard power and water available
- Superior corporate neighborhood with amenities
- Washington taxes with interstate access



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