

UNDER CONSTRUCTION
SLABS POURED



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TENANT SIGNAGE

LEASE
OR
SALE

FRUIT VALLEY LOGISTICS CENTER

6112 NW Fruit Valley Road
Vancouver, WA 98660

Up to 63,215 SF Industrial Building
3.94 Acres



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PROPERTY OVERVIEW

3.94 acres

Light Industrial Zoning

Fruit Valley Logistics 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. For lease or sale.

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



6112 NW Fruit Valley Road | Vancouver, WA



THE PROJECT



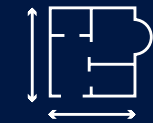
Flexible Site Plans

Built to Suit Capability



Breaking Ground

May 2025 with completion estimated for December



Flexible Demise

Divisible to 20,000 SF



Dock Doors

Plans allow for 18 dock door and 2 grade doors



Ample Parking

Ability to deliver 82+ auto spaces



Adjacent to the Interstate 5

Just over two miles away



Access

Multiple access points from Fruit Valley Road

Specifications



18

Dock Doors



TBD

Truck Parking Stalls



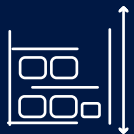
2

Grade Doors



82

Car Parking Stalls



32'

Clear Height



Power & Water

Above Standard



Multiple

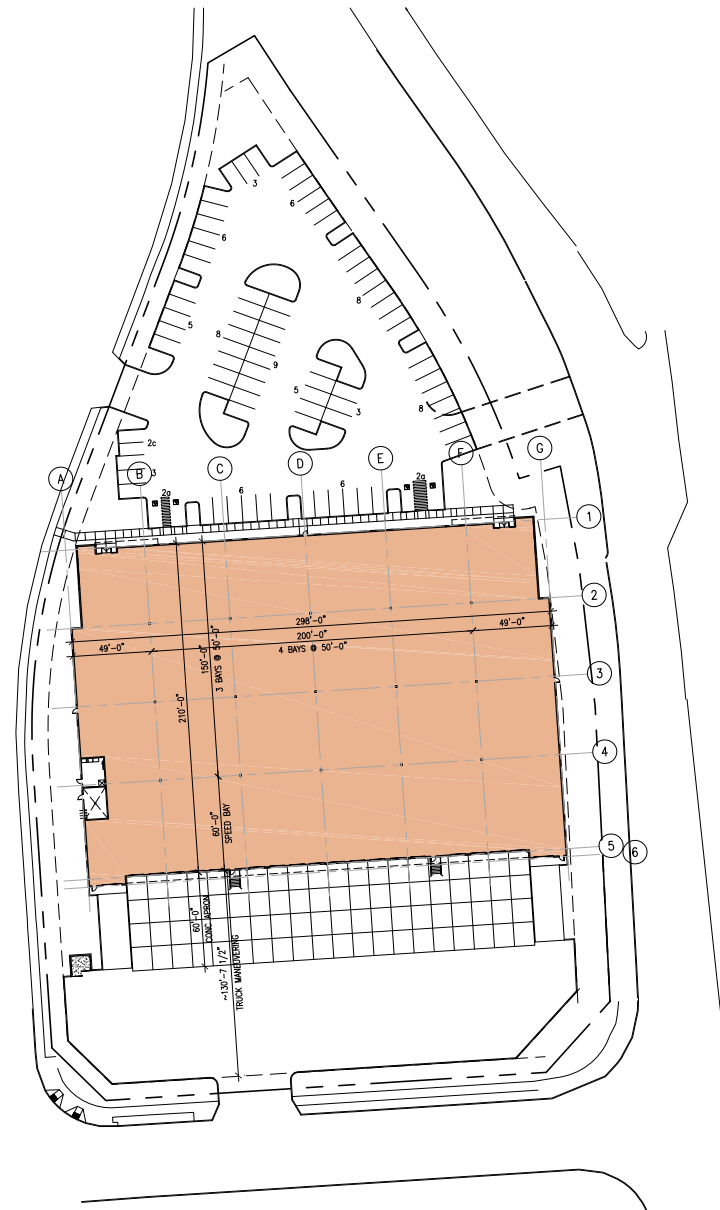
Access Points



Zoning

Light Industrial

63,215 SF Total



Reach further faster

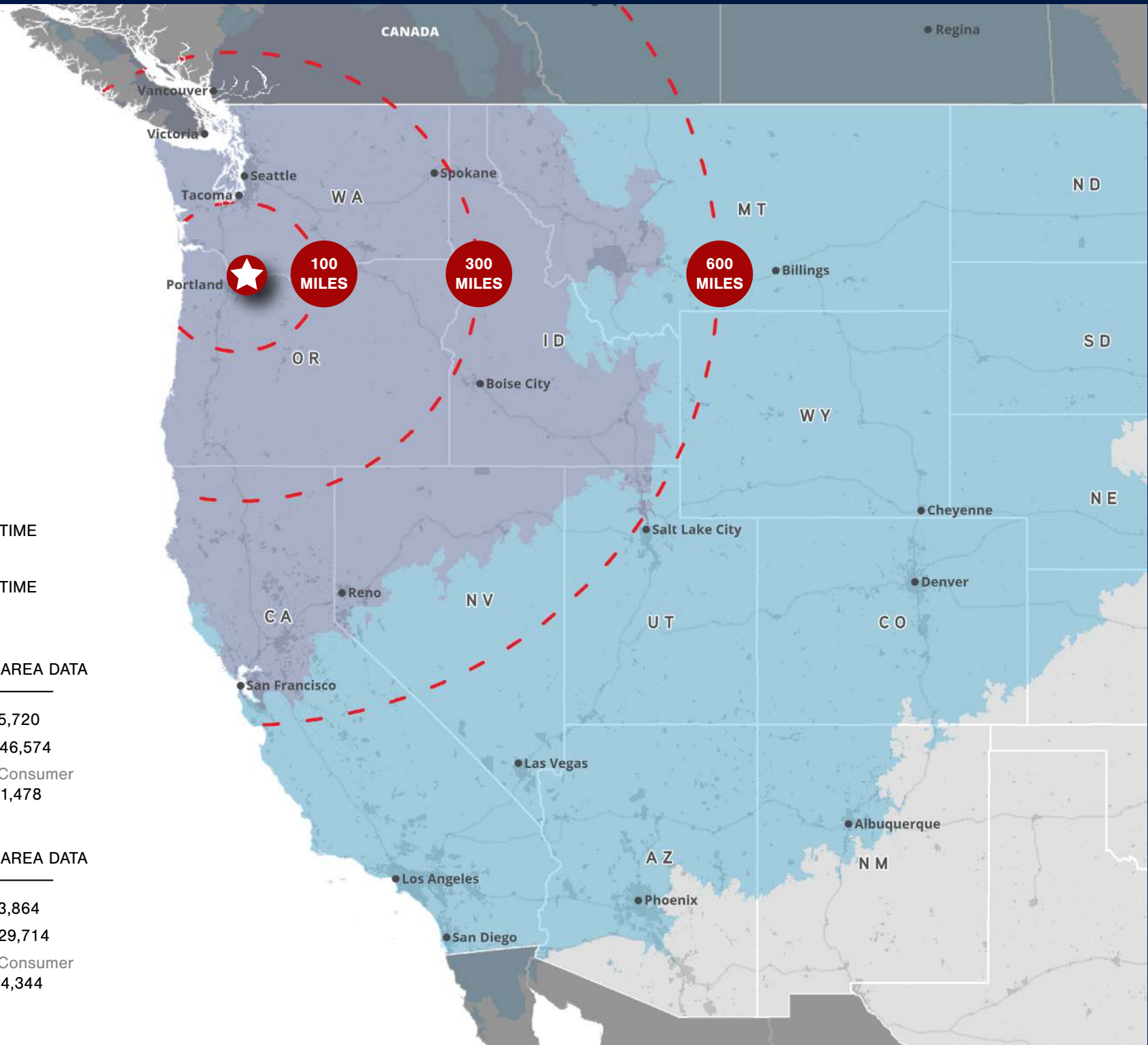
- 11-HR TRUCKING TIME AREA
- 22-HR TRUCKING TIME AREA

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



14.4 miles
to PDX Airport



2.6 miles
to Port of Vancouver



4.7 miles
to SR-14



2.7 miles
to I-5



10.6 miles
to I-205



4.0 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



mactac

Tetra Pak

PAUDAVIS

OnTrac

Southland

Firestone

Firestone

INCOM

FritoLay

HAWTHORNE

Trillium

ECOLAB

NuStar

PacDie

FRUIT VALLEY

CENTRAL VANCOUVER
LOCATION



FRUIT VALLEY LOGISTICS CENTER

CONTACT US

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