

Centennial Industrial Building

3300 NW 32nd Avenue, Vancouver, WA 98660

Now Leasing

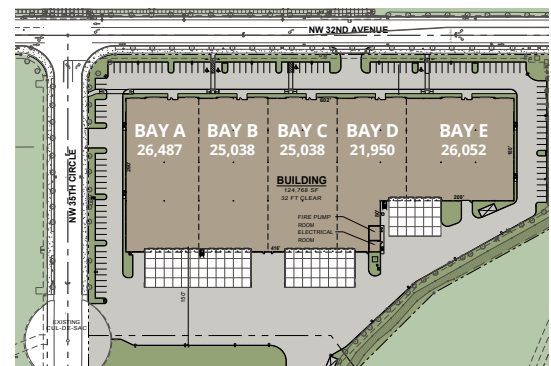
UNBEATABLE LOCATION. BEST-IN-CLASS AMENITIES. EASY ACCESS. The newest building at Centennial Industrial Park has everything your business needs. The Port of Vancouver USA has constructed a new 124,768 sq. ft. industrial building that can accommodate up to five tenants. This state-of-the-industry building features 32-foot interior clear height, abundant power, natural gas, multiple fiber optic providers, easy access for tractor-trailers and ample parking. This new building is located just minutes from major freight corridors and among 50 plus industrial businesses, making it one of the most desirable locations in the region.



Building Features

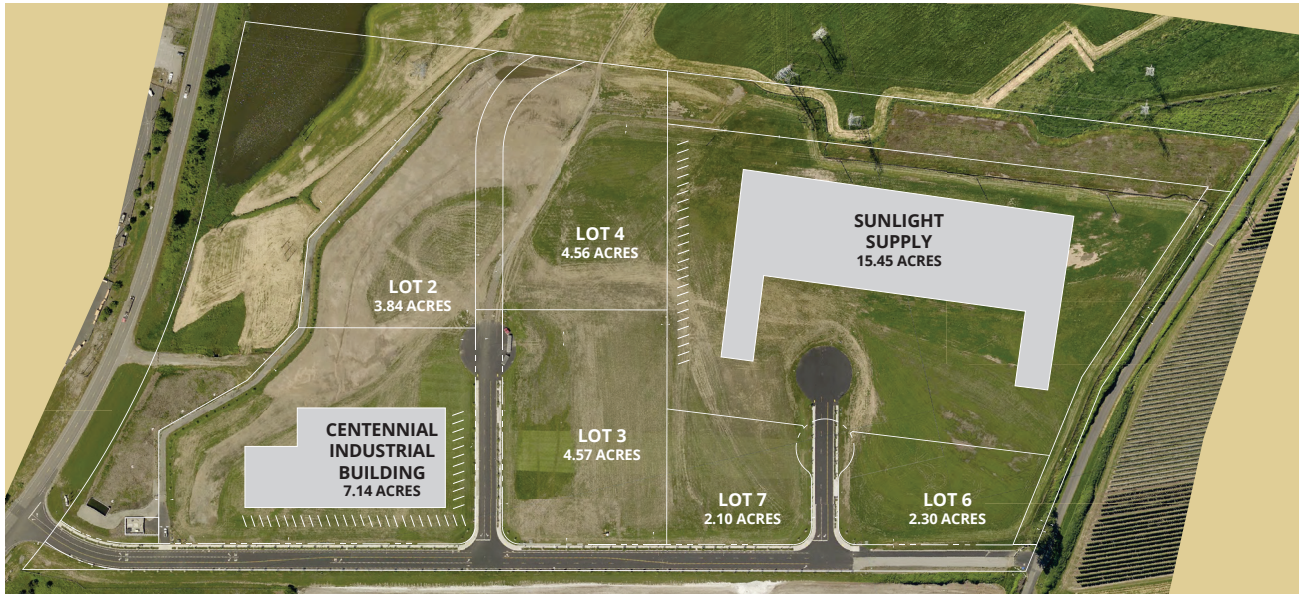
- 124,768 sq. ft. with the ability to serve up to five tenants
- Concrete tilt wall construction
- Stepped wall panels with cornices and reveal strips
- Storefront entries with canopies
- 32-foot interior clear height
- 6.5 inch reinforced concrete floor
- Motion-sensor energy-saving interior lighting
- 25 recessed loading docks and five at-grade truck doors
- Second story windows and skylights for natural lighting
- Early Suppression Fast Response (ESFR) fire protection system
- Upgraded roof with tube steel support columns and open-web steel roof joists, metal deck, rigid insulation and durable roof membrane
- Ready for occupancy January 2018

Square footage per bay



Site Plan and Amenities

IN ADDITION TO THE NEW CENTENNIAL INDUSTRIAL BUILDING, Centennial Industrial Park has five other lots available, offering 17 acres of ready-to-build land for your new, expanding or relocating business.



Location Advantages

- Proximity to 43-foot deep-draft shipping channel
- Rail transload center nearby, offering dual-carrier rail service: BNSF and Union Pacific
- Favorable tax structure
- Business incentives available
- Site located within HUBZ of SBA
- Eligible for New Markets Tax Credit financing
- Foreign-Trade Zone Area
- Less than five minutes from Interstate 5, State Highway 14 and the I-5 Bridge to Portland, Oregon
- Proximity to import/export facility with access to all modes of transportation



FOR SHOWING AND LEASING INFORMATION CONTACT:

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