

FOR LEASE

467,640 SF DEVELOPMENT



DELIVERING Q2 2022



SPECHT

S Union Ridge Pkwy @ S 5th St | Ridgefield, WA

RIDGEFIELD INDUSTRIAL CENTER

- » Less than one mile from I-5.
- » Access to international air transportation and proximity to Portland International Airport (PDX) only 20 min. away.
- » 20 Miles to downtown Portland
- » 37 trailer stalls with substantial expansion potential on site.

SITE SPECS & INFORMATION

- » Junction of Interstate 205 only minutes away, enabling easy travel to Interstate 84 and providing direct access to all points East.
- » Washington State does not tax income. No corporate tax, unitary tax, inventory tax, personal tax, and no tax on interest, dividends or capital gains.

www.ridgefieldindustrialcenter.com

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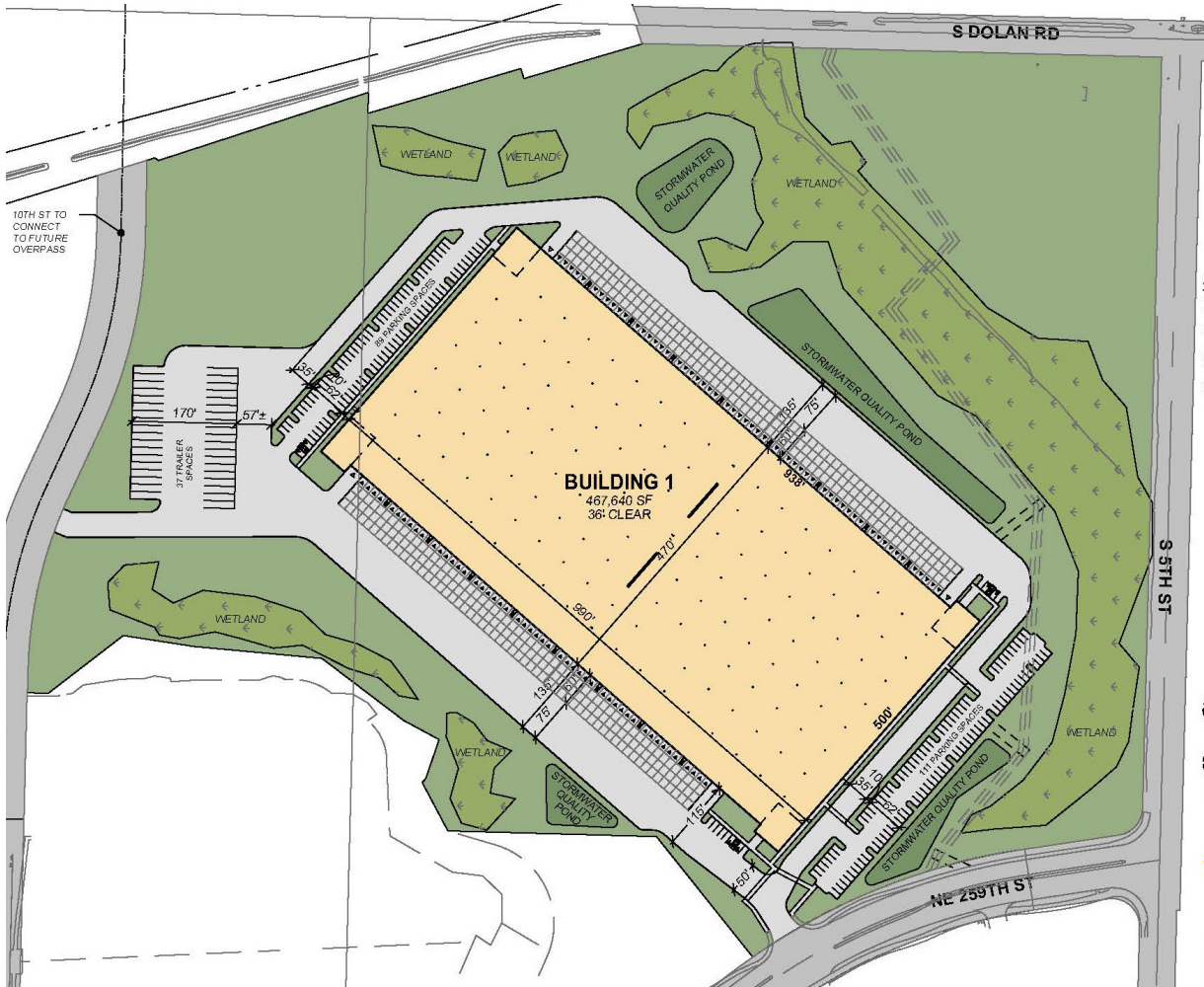
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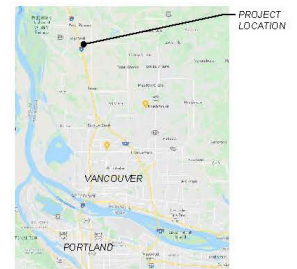



The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.




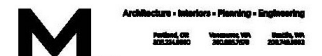
SITE DATA

SITE AREA LOT 3:	1,625,487 SF ±
SITE AREA LOT 4:	523,312 SF ±
BUILDING AREA:	467,640 SF
AUTO PARKING:	199 SPACES
PARKING RATIO:	(0.43/1000 SF)
DOCK POSITIONS:	106 SPACES
TRAILER PARKING (12'x50'):	37 SPACES



 VICINITY MAP

 SITE PLAN



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INDUSTRIAL

DEVELOPMENT INFO



PROPERTY DETAILS

TOTAL SF	467,640 SF
LOT AREA	50.02 AC
OFFICE SF	TO SUIT TENANT
CONSTRUCTION	CONCRETE TILT-UP
DOCK LOADING	106 DOCK HIGH (9' x 11')
GRADE LOADING	4 GRADE (12' x 14')
CLEAR HEIGHT	36'
SPRINKLERS	ESFR
FLOOR THICKNESS	7" REINFORCED
ROOF	METAL WITH RIGID INSULATION R38
COLUMN SPACING	50' X 52' WITH 60' SPEED AISLES
POWER	3000 AMPS 3-PHASE
LIGHTING	MOTION-SENSING LED
AUTO PARKING	199 PARKING SPACES (.64/1000)
TRAILER PARKING	37 SPACES (EXPANDABLE)
ZONING	EMPLOYMENT MIXED-USE OVERLAY (EMUO)
UTILITIES	NW NATURAL; RIDGEFIELD WATER SERVICE; CLARK REGIONAL WASTEWATER DISTRICT; CLARK PUBLIC UTILITIES.



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