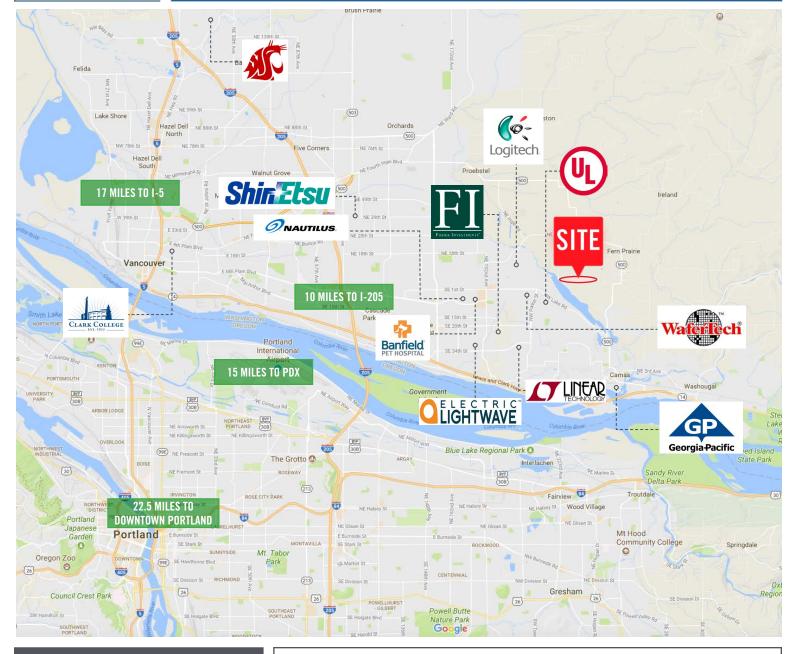


FOR SALE **BUSINESS PARK**



industrialgurusnw.com

CAPACITY COMMERCIAL GROUP 805 SW Broadway, Suite 700 | Portland, OR PHONE. 503.326.9000 | E. info@capacitycommercial.com

MARK CHILDS, SIOR

503.542.4350 markc@capacitycommercial.com

DANIEL HELM

503.542.2899 dhelm@capacitycommercial.com

JEFF VALDES

503.542.2898 jeffvaldes@capacitycommercial.com

CORFAC 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 International Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

FOR SALE

BUSINESS PARK





NORTH SHORE COMMERCE CENTER

104 NE 252nd Ave. Camas, WA

SITE SPECS



INFORMATION

- » City of Camas Jurisdiction
- >> 230 Gross with ±115 Buildable Acres
- » Business Park Zoning Office/Tech/Flex
- >> School Being Built at NW Corner Opening 2018 » Utilities to School

The North Shore Commerce Center site is located in prosperous Camas, Washington, and it offers developers a unique opportunity to break ground on 230 Acres within the Urban Growth Area.

industrialgurusnw.com

CAPACITY COMMERCIAL GROUP 805 SW Broadway, Suite 700 | Portland, OR PHONE. 503.326.9000 | E. info@capacitycommercial.com

MARK CHILDS, SIOR

503.542.4350 markc@capacitycommercial.com

DANIEL HELM

503.542.2899 dhelm@capacitycommercial.com

JEFF VALDES

503.542.2898 jeffvaldes@capacitycommercial.com

CORFAC 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 International Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

BUSINESS PARK | NORTH SHORE COMMERCE CENTER

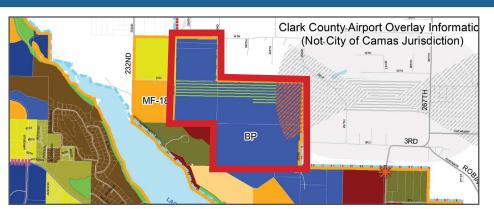


BP ZONING | ALLOWED USES

OFFICE

INDUSTRIAL

COMMERCIAL







NORTH SHORE COMMERCE CENTER

Camas is noted as one of the 10 best communities to live in the US with some of the highest rated public schools in the state of Washington. A fast-growing community with a population of 22,449 (2016), growth has increased 69.3% since 2000. There is a diversity of industries in east Clark County from manufacturing and healthcare to high-tech, with a list that includes Georgia-Pacific, Fisher Investments, Wafertech, Linear Technologies, Underwriters Laboratories and Logitech.

TOP INDUSTRIES	MEDIAN HOUSEHOLD INCOME (2015) MEDIAN HOUSEHOLD VALUE (2015)	Camas: \$99,934
MANUFACTURING		Washington: \$64,129
HEALTHCARE & SOCIAL ASSISTANCE		U.S.: \$53,889
RETAIL TRADE		
EDUCATIONAL SERVICES		Camas: \$353,325
PROFESSIONAL, SCIENTIFIC & TECH		Washington: \$284,000

INDUSTRIALGURUSNW.COM **MARK CHILDS, SIOR** 503.542.4350 **DANIEL HELM** 503.542.2899 **JEFF VALDES** 503.542.2898