

# FOR SALE

2 TAX LOTS – MULTI-USE

18610 NE Delfel Rd | Ridgefield, WA 98642



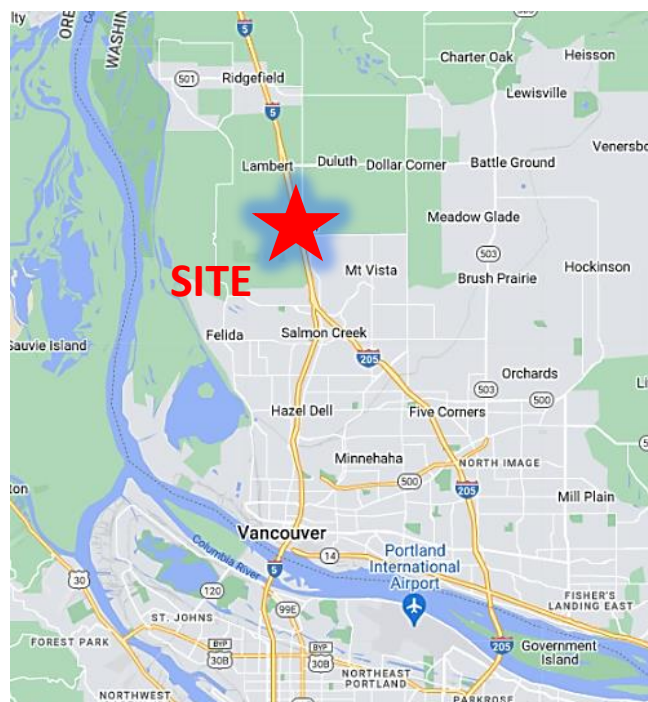
900 Washington St, Suite 850, Vancouver, WA  
360.750.5595 | www.fg-cre.com

**PRICE REDUCED!**



## PROPERTY HIGHLIGHTS

- Located in the Discovery Corridor in Ridgefield, Washington, the fastest growing community in Washington
- Approximately 5.24 net acres (9.54 gross acres)
- Access: I-5 to NE 179<sup>th</sup> exit, north on Delfel Road
- Zoned B-P, Business Park, allowing for office, industrial and small commercial users
- Tax lots 117100-00 and 116830-000
- I-5 frontage and visibility
- Sale Price: \$1,712,000



### FOR MORE INFORMATION:

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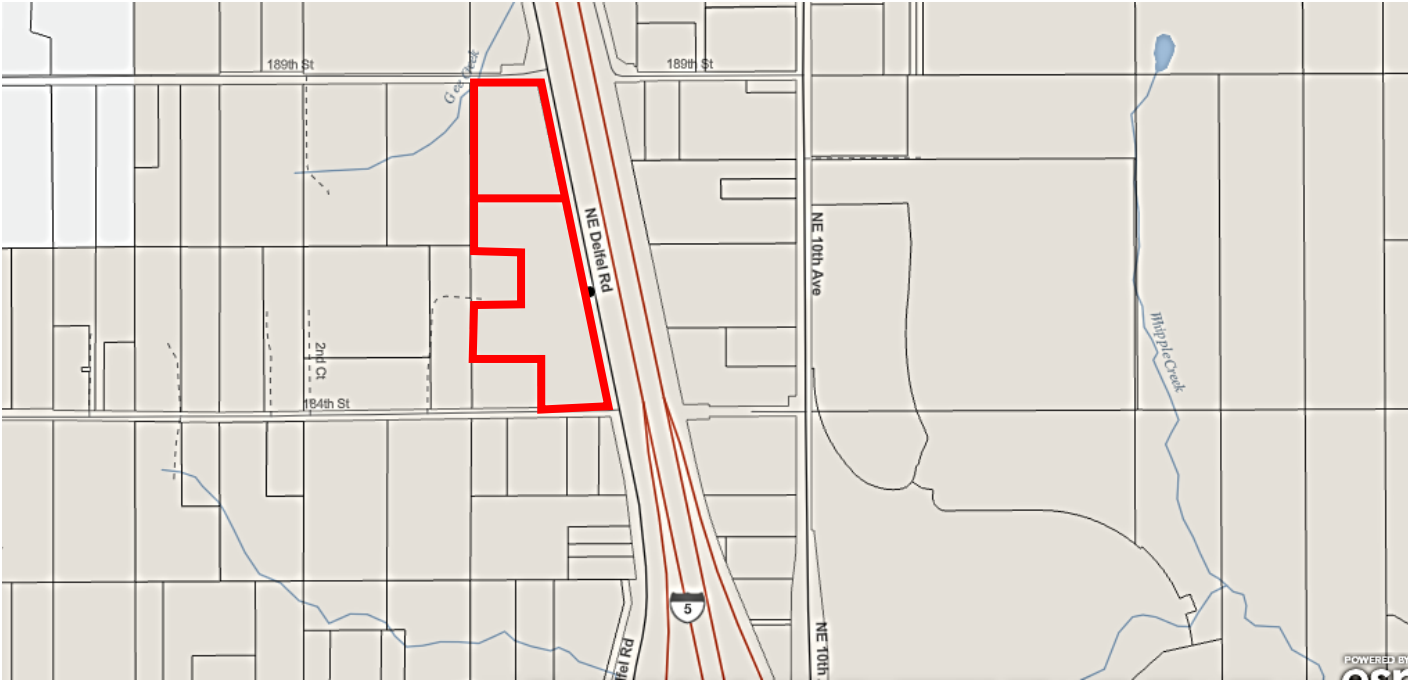
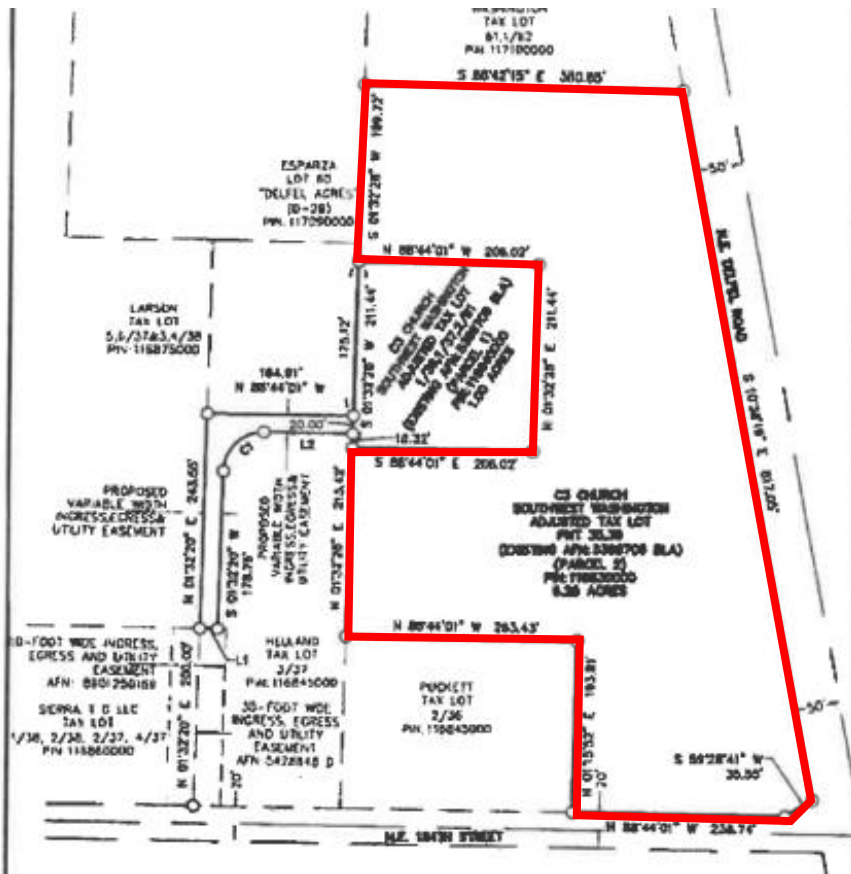
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## The Discovery Corridor

By Port of Ridgefield - April 6, 2016

Like a musician in Nashville, an actor in Hollywood or a writer in New York, there's a stretch of highway in north Clark County that's waiting to be discovered.

The area's tireless promoters don't expect to wait much longer for recognition.

"We're now, and we're next," proclaims Ridgefield City Manager Steve Stuart.

The Discovery Corridor has been hiding in plain view for some time now. First designated in 1999, the corridor stretches along Interstate 5 from Washington State University in Vancouver to the Cowlitz casino now under construction. Since then, the region and the nation have endured at least two economic downturns and recoveries. While growth in the county continues, it's here that local leaders imagine the jobs of the future.

"There's tremendous pressure on this area to grow," Port of Ridgefield CEO Brent Grening said. "Residential is the first wave, and you've been seeing that. Industrial is way up year-over-year. Commercial and retail may be lagging a bit, but we think that's coming, too."

Stuart and Grening drove a group of local and state officials on a journey through the corridor earlier this month to "let the corridor speak for itself," Grening said. "A lot of what you're going to see wasn't here 10 years ago."

Grening and other business boosters believe the lush green spaces and farmland of north Clark County will someday make way for buildings full of paycheck-producing jobs and parking lots for workers.

"Seattle has the technology corridor, which ran from Bothell to Boeing," Grening said. "That brought thousands of jobs – Seattle just exploded out that direction. That's when I began to see this."

Readying the corridor has taken cooperation among the port and cities. Millions of dollars have been spent on infrastructure projects to better prepare Ridgefield, La Center, Salmon Creek and Battle Ground for a wave of employers. New I-5 interchanges, roundabouts and bridges will go a long way toward attracting those employers, officials said.

"When you look at our interchange and how it's been able to spur economic development, certainly (others are) looking at similar opportunities," Stuart said.

The Discovery Corridor has already seen job creation at such places as Dollar Tree's distribution center, United Natural Foods Inc., Parr Lumber and Agave Denim.

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Table 40.230.085-1. Uses 2012 North American Industrial Classification System (NAICS)					IL	IH	IR	BP
<b>A. Resource Uses</b>								
11 Agriculture, forestry, fishing and hunting								
111	Crop production				P	P	P	P
112	Animal production				P	P	P	P
113	Forestry and logging				P	P	P	P
114	Fishing, hunting and trapping				P	P	P	P
115	Support activities for agriculture and forestry				P	P	P	P
21 Mining								
211	Oil and gas extraction				X	C <sup>4</sup>	C <sup>4</sup>	X
212	Mining (except oil and gas)				X	C <sup>4</sup>	C <sup>4</sup>	X
	2123	Nonmetallic mineral mining and quarrying			X	p <sup>4</sup>	p <sup>4</sup>	X
213	Support activities for mining				X	C <sup>4</sup>	C <sup>4</sup>	X
22 Utilities								
221	Utilities							
	22111	Electric power generation			P	P	P	C
	22112	Electric power transmission and distribution			P	P	P	P
	22121	Natural gas distribution			P	P	P	P
	22131	Water supply and irrigation systems			P	P	P	P
	22132	Sewage treatment facilities			P	P	P	C
23 Construction								
236	Construction of buildings				p <sup>5</sup>	p <sup>5</sup>	p <sup>5</sup>	p <sup>5</sup>
237	Heavy and civil engineering construction				p <sup>5</sup>	p <sup>5</sup>	p <sup>5</sup>	p <sup>5</sup>
238	Specialty trade contractors				p <sup>5</sup>	p <sup>5</sup>	p <sup>5</sup>	p <sup>5</sup>
	Storage yards for building materials, contractors' equipment and vehicles				P	P	P	X
<b>B. Manufacturing Uses</b>								
311	Food manufacturing				P	P	P	X
	31161	Animal slaughtering and processing			C	P	P	X
	311811	Retail bakeries			P	P	P	P
312	Beverage and tobacco product manufacturing				P	P	P	P
313	Textile mills				P	P	P	X
314	Textile product mills				P	P	P	X
315	Apparel manufacturing				p <sup>2</sup>	p <sup>2</sup>	p <sup>2</sup>	X
316	Leather and allied product manufacturing							
	3161	Leather and hide tanning and finishing			X	P	P	X
	3162	Footwear manufacturing			P	P	P	P
	3169	Other leather and allied product manufacturing			P	P	P	P
321	Wood product manufacturing							
	3211	Sawmills and wood preservation			X	P	P	X
	3212	Veneer, plywood, and engineered wood product manufacturing			X	P	P	X
	321214	Truss manufacturing			P	P	P	X
	3219	Other wood product manufacturing			P	P	P	X
322	Paper manufacturing							

322	Paper manufacturing							
	3221	Pulp, paper and paperboard mills			X	P	P	X
	3222	Converted paper product manufacturing			P	P	P	P
323	Printing and related support activities				P	P	P	P
324	Petroleum and coal products manufacturing				X	P	P	X
	3254	Pharmaceutical and medicine manufacturing			P	P	P	X
	3256	Soap, cleaning compound, and toilet preparation manufacturing			P	P	P	X
326	Plastics and rubber products manufacturing				P	P	P	X
327	Nonmetallic mineral product manufacturing							
	3271	Clay product and refractory manufacturing			P	P	P	X
	3272	Glass and glass product manufacturing			P	P	P	X
	3273	Cement and concrete product manufacturing			P	P	P	X
		327310	Cement manufacturing		X	P	P	X
		327320	Ready-mix concrete manufacturing		X	P	P	X
	3274	Lime and gypsum product manufacturing			X	P	P	X
	3279	Other nonmetallic mineral product manufacturing			X	P	P	X
331	Primary metal manufacturing				X	P	P	X
332	Fabricated metal product manufacturing							
	3321	Forging and stamping			P	P	P	X
	3322	Cutlery and hand tool manufacturing			P	P	P	P
	3323	Architectural and structural metals manufacturing			P	P	P	X
	3324	Boiler, tank, and shipping container manufacturing			P	P	P	X
	3325	Hardware manufacturing			P	P	P	X
	3326	Spring and wire product manufacturing			P	P	P	X
	3327	Machine shops			P	P	P	C
	3328	Coating, engraving, heat treating, and allied activities			P	P	P	X
		332813	Electroplating, plating, polishing, anodizing, and coloring		C	P	P	X
	3329	Other fabricated metal product manufacturing			P	P	P	X
333	Machinery manufacturing				P	P	P	C
334	Computer and electronic product manufacturing				P	P	P	P
335	Electrical equipment, appliance, and component manufacturing				P	P	P	P
336	Transportation equipment manufacturing				P	P	P	X
		336991	Motorcycle, bicycle, and parts manufacturing		P	P	P	P
337	Furniture and related product manufacturing				P	P	P	X
339	Miscellaneous manufacturing				P	P	P	P
<b>C. Wholesale Trade</b>								
423	Wholesale trade, durable goods (retail sales prohibited)				P	P	P	P
424	Wholesale trade, nondurable goods (retail sales prohibited)				P	P	P	P
425	Wholesale electronic markets and agents and brokers				P	P	P	P

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D. Retail Trade					
	Retail sales of products fabricated on site	p <sup>1</sup>	p <sup>1</sup>	p <sup>1</sup>	p <sup>1</sup>
	Construction and industrial equipment sales	P	P	P	X
4411	Automotive dealers	X	X	X	X
4412	Other motor vehicle dealers	X	X	X	X
4413	Automotive parts, accessories, and tire stores	p <sup>1</sup>	p <sup>1</sup>	p <sup>1</sup>	p <sup>1</sup>
4441	Building material and supplies dealers	P	X	X	X
	44412 Paint and wallpaper stores	p <sup>1</sup>	X	X	X
	44413 Hardware stores	p <sup>1</sup>	X	X	X
445	Food and beverage stores	p <sup>1</sup>	X	X	p <sup>1</sup>
	44512 Convenience stores	p <sup>1</sup>	p <sup>1</sup>	p <sup>1</sup>	p <sup>1</sup>
446	Health and personal care stores	p <sup>1</sup>	X	X	p <sup>1</sup>
447	Gasoline stations	C	C	C	C
448	Clothing and clothing accessories stores	p <sup>1</sup>	X	X	p <sup>1</sup>
451	Sporting goods, hobby, book and music stores	p <sup>1</sup>	X	X	p <sup>1</sup>
452	General merchandise stores	X	X	X	X
453	Miscellaneous store retailers	p <sup>1</sup>	X	X	p <sup>1</sup>
454	Nonstore retailers	P	X	X	P
	45431 Fuel dealers	P	P	P	X
E. Transportation and Warehousing					
482	Rail transportation	P	P	P	X
483	Water transportation	X	P	X	X
484	Truck transportation	P	P	P	P
485	Transit and ground passenger transportation	P	P	P	P
486	Pipeline transportation	P	P	P	P
487	Scenic and sightseeing transportation	P	P	X	X
488	Support activities for transportation	P	P	X	X
	4882 Support activities for rail transportation	P	P	P	X
	4883 Support activities for water transportation	X	P	P	X
	4884 Support activities for road transportation	P	X	X	X
	4885 Freight transportation arrangement	P	P	P	P
	4889 Other support activities for transportation	P	P	P	P
491	Postal service	P	P	P	P
492	Couriers and messengers	P	P	P	P
493	Warehousing and storage	P	P	P	P
F. Information					
511	Publishing industries	P	P	P	P
512	Motion picture and sound recording industries	P	P	P	P
515	Broadcasting (except Internet)	P	P	P	P
516	Internet publishing and broadcasting	P	P	P	P
517	Telecommunications	P	P	P	P
	5172 Wireless communications carriers	P/C <sup>7</sup>	P/C <sup>7</sup>	P/C <sup>7</sup>	P/C <sup>7</sup>
518	Internet service providers, web search portals, and data processing services	P	P	P	P
519	Other information services	P	P	P	P
52 Finance and insurance		X	X	X	P
	5221 Branch banks (including drive-up service)	p <sup>1</sup>	p <sup>1</sup>	X	P
524	Insurance carriers and related activities	P	X	X	P
53 Real estate and rental and leasing					
531	Offices of real estate agents and brokers	P	X	X	P
532	Rental and leasing services	P	X	X	P
	5324 Commercial and industrial machinery and equipment rental and leasing	P	P	P	X
533	Lessors of nonfinancial intangible assets (except copyrighted works)	X	X	X	P

54 Professional, scientific, and technical services					
541	Professional, scientific, and technical services	P	X	X	P
	54135 Building inspection services	P	X	X	P
	54136 Geophysical surveying and mapping services	P	X	X	P
	54137 Surveying and mapping (except geophysical services)	P	X	X	P
	54138 Testing laboratories	P	X	X	P
	54194 Veterinary services	P	P	X	P
55 Management of companies and enterprises					
551	Management of companies and enterprises	P	X	X	P
56 Administrative and support and waste management and remediation services					
561	Administrative and support services	P	X	X	P
	5616 Investigation and security services	P	X	X	P
	5617 Services to buildings and dwellings	P	X	X	P
	5619 Other support services	P	X	X	P
562	Waste management and remediation services	C <sup>6</sup>	C <sup>6</sup>	C <sup>6</sup>	X
61 Educational services <sup>10</sup>					
611	Educational services	C	C	X	C
	6111 Elementary and secondary schools	C	C	X	C
	6112 Junior colleges	C	C	X	C
	6113 Colleges and universities	C	C	X	C
	6114 Business schools and computer and management training	C	C	X	P
	6115 Technical and trade schools	P	P	P	P
	611519 Truck driving schools	P	P	X	P
	6116 Other schools and instruction	C	C	X	P
	611692 Automobile driving schools	P	C	X	P
	6117 Educational support services	C	C	X	P
62 Health care and social assistance					
621	Ambulatory health care services	P	X	X	P
	6215 Medical and diagnostic laboratories	P	X	X	P
	6216 Home health care services	P	X	X	P
	6219 Other ambulatory health care services	P	X	X	P
	62191 Ambulance services	P	P	P	P
622	Hospitals	C	X	X	P
623	Nursing and residential care facilities	X	X	X	P
	6232 Residential mental retardation, mental health, and substance abuse facilities	X	X	X	C
	623 Nursing and residential care facilities	X	X	X	P
	6232 Residential mental retardation, mental health, and substance abuse facilities	X	X	X	C
624	Social assistance	X	X	X	P
	6244 Child day care services	p <sup>1</sup>	p <sup>1</sup>	p <sup>1</sup>	P
71 Arts, entertainment, and recreation					
	7112 Spectator sports	p <sup>1</sup>	X	X	P
	71391 Golf courses and country clubs	C	X	X	C
	71392 Skiing facilities	X	X	X	X
	71393 Marinas	P	X	X	X
	71394 Fitness and recreational sports centers	p <sup>1</sup>	p <sup>1</sup>	p <sup>1</sup>	p <sup>1</sup>
	71399 All other amusement and recreation industries	p <sup>1</sup>	X	X	p <sup>1</sup>
72 Accommodations and food services					
721	Accommodation	X	X	X	P
722	Food services and drinking places	p <sup>1</sup>	p <sup>1</sup>	p <sup>1</sup>	p <sup>1</sup>
	7223 Special food services	P	P	P	P



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81 Other services (except public administration)					
811	Repair and maintenance	p <sup>3</sup>	p <sup>3</sup>	p <sup>3</sup>	p <sup>3</sup>
8111	Automotive repair and maintenance	p <sup>3</sup>	p <sup>3</sup>	p <sup>3</sup>	C
8113	Commercial and industrial machinery and equipment (except automotive and electronic repair and maintenance)	p <sup>3</sup>	p <sup>3</sup>	p <sup>3</sup>	C
812	Personal and laundry services	p <sup>1</sup>	X	X	p <sup>1</sup>
81221	Funeral homes and funeral services	X	X	X	P
81222	Cemeteries and crematories	C	C	C	C
8123	Dry cleaning and laundry services	p <sup>1</sup>	X	X	p <sup>1</sup>
81233	Linen and uniform supply	P	P	X	P
81291	Pet care (except veterinary) services	p <sup>1</sup>	X	X	p <sup>1</sup>
813	Religious, grant making, civic, professional, and similar organizations	X	X	X	C
92 Public administration <sup>10</sup>		P	X	X	P
92214	Correctional institutions <sup>10</sup>	C	C	X	X
<b>G. Other Uses Not Listed as NAICS Codes</b>					
1. Service stations for vehicle fleets, including cardlock facilities		P	P	P	P
2. Personal property storage including outdoor RV and boat storage		P	X	X	X
3. Accessory uses					
a. Administrative, educational, and other related activities and facilities		p <sup>2</sup>	p <sup>2</sup>	p <sup>2</sup>	p <sup>2</sup>
b. Caretaker, security or manager residence when incorporated as an integral part of a permitted use		p <sup>2</sup>	p <sup>2</sup>	p <sup>2</sup>	p <sup>2</sup>
c. Off-site hazardous waste treatment and storage facilities (subject to RCW 70.105.210)		p <sup>2</sup>	p <sup>2</sup>	p <sup>2</sup>	p <sup>2</sup>
4. Other Uses					
a. Parks, trails and related uses <sup>10</sup>		p <sup>2</sup>	p <sup>2</sup>	p <sup>2</sup>	p <sup>2</sup>
b. Existing residential uses without any increase in density, including accessory uses and structures normal to a residential environment. Replacement of such structures requires county approval prior to the removal of the existing structure(s) and is subject to the limits regarding the replacement.		P	P	P	P
c. Legally existing commercial and industrial use structures		P	P	P	P
d. Public facilities for the support of construction projects and agency operations, including offices for employees of the facility		P	P	P	P
e. Electric vehicle infrastructure		P	P	P	P
f. Coffee and food stands two hundred (200) square feet or less		p <sup>8</sup>	p <sup>8</sup>	p <sup>8</sup>	p <sup>8</sup>
g. Agricultural stands and markets		p <sup>9</sup>	p <sup>9</sup>	p <sup>9</sup>	p <sup>9</sup>
h. Medical marijuana cooperative		X	X	X	X
i. Marijuana production facilities		p <sup>11</sup>	p <sup>11</sup>	X	X
j. Marijuana processor I facilities		p <sup>11</sup>	p <sup>11</sup>	X	p <sup>11</sup>
k. Marijuana processor II facilities		p <sup>11</sup>	p <sup>11</sup>	X	p <sup>11</sup>
l. Marijuana retailer facilities		X	X	X	X

(Amended: Ord. 2013-07-08; Ord. 2014-01-08; Ord. 2014-05-07; Ord. 2014-11-02; Ord. 2016-04-03; Ord. 2016-06-12; Ord. 2018-01-09; Ord. 2019-07-01; Ord. 2019-11-05; Ord. 2019-11-16; Ord. 2020-03-08)

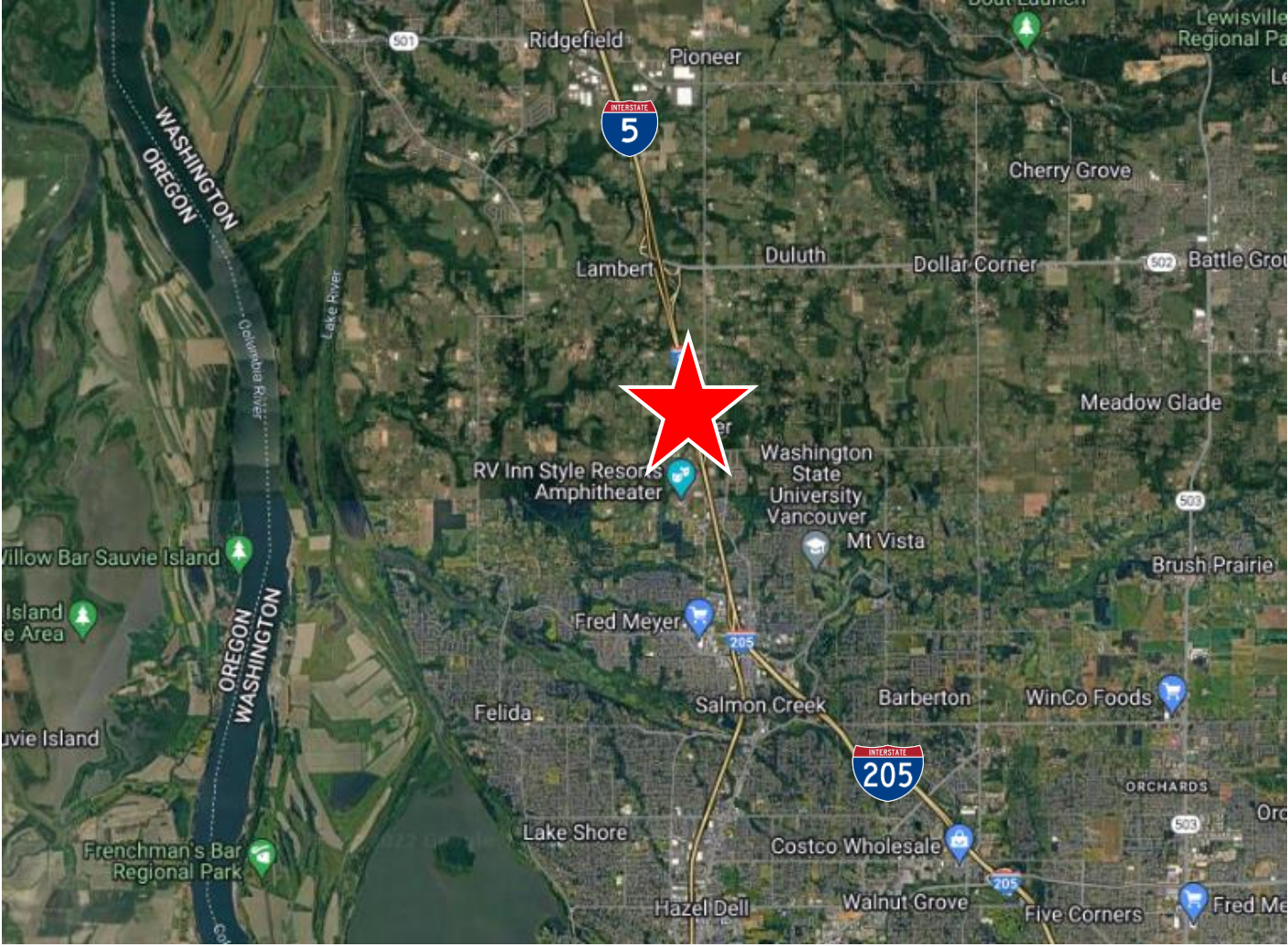
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## 2023 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	1,764	25,019	85,039
2028 Projected Population	1,862	26,301	90,189
Est. Average Household Income	\$116,157	\$115,262	\$118,813
Daytime Employment	392	8,745	18,672

This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.