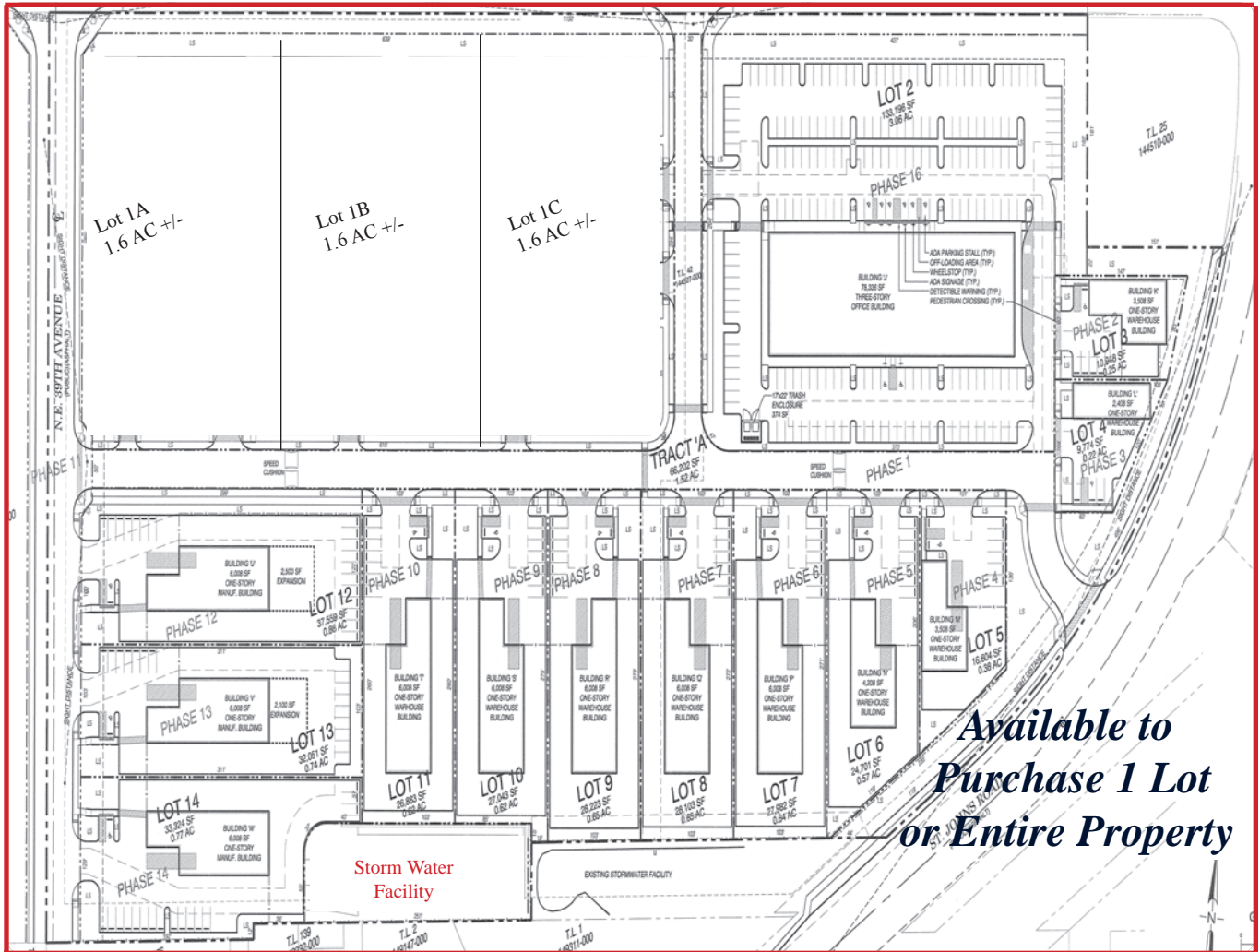


FOR SALE

16.86 AC
1-14 Lots

NE 78th St. & St Johns Rd. Vancouver, WA 98665

Padden Pkwy Business Park



Available to
Purchase 1 Lot
or Entire Property

BP Zoning: Allows for Retail - Office - Industrial - Restaurant...

Kelly D. Shea
2016 CBC Top Producer

Kelly@CBCIndustrialProperties.com
360.823.5110 Direct Office / 360.921.3710 Cell



JENKINS & ASSOCIATES
300 W 15th St., Ste 201 Vancouver, WA 98660

Lot & Site Information with Pricing ~ Padden Pkwy Busienss Park

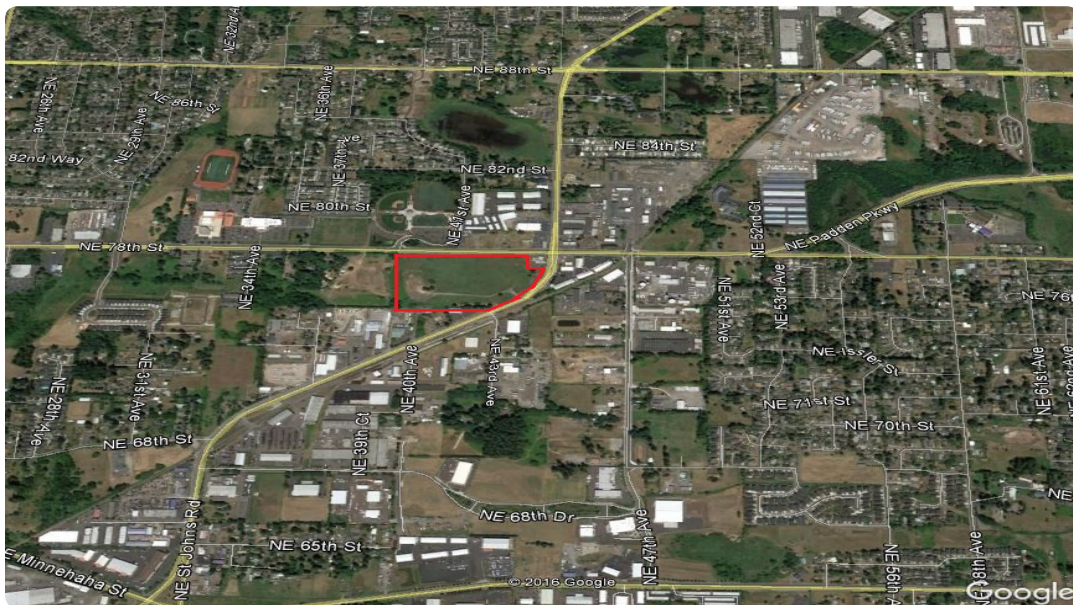
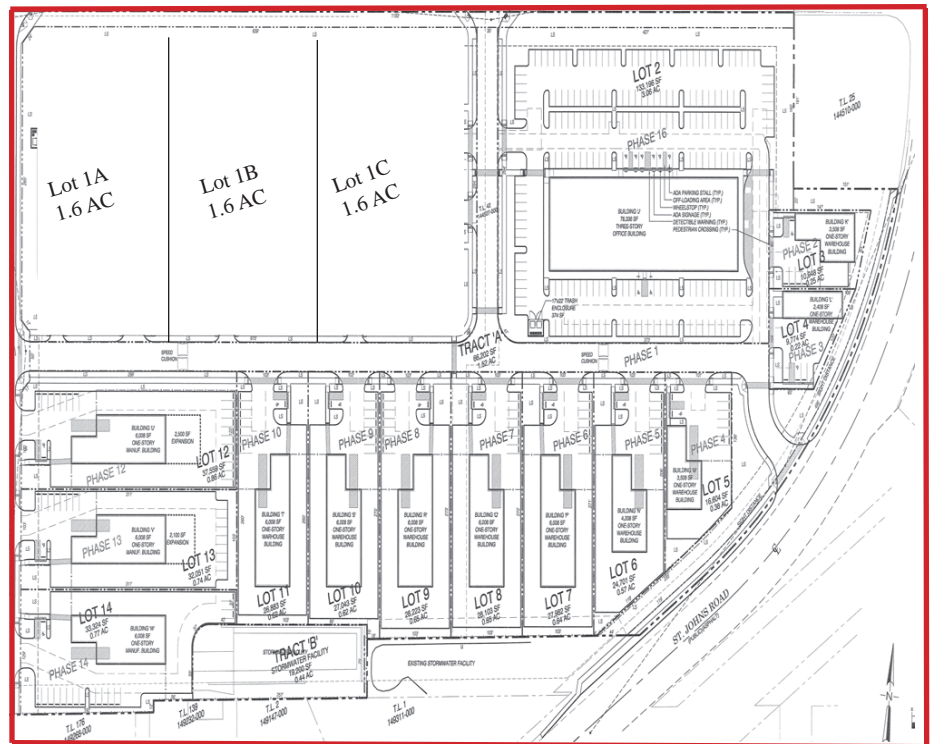
- **16.86 AC Entire Site - with Infrastructure In - \$4,900,000**
Zoned Business Park* Allows for Industrial, Retail, Office, Restaurant, Hotel with Permitting

Or Purchase Options:

- **Lot 1- 4.87 AC, Dividable to 3- 1.6 AC Sites, Zoning- Industrial Overlay for Site \$2,100,000**
- **Lot 2- 3.06 AC, Zoning- BP or Retail for Site \$1,332,000**
- **Lots 3,4, & 5- .85 AC, Zoning- BP w/ Industrial Overlay for Site \$491,000**
- **Lots 6-14- 6.12 AC, Zoning- BP \$3,191,000**

Or Single Lot Purchase:

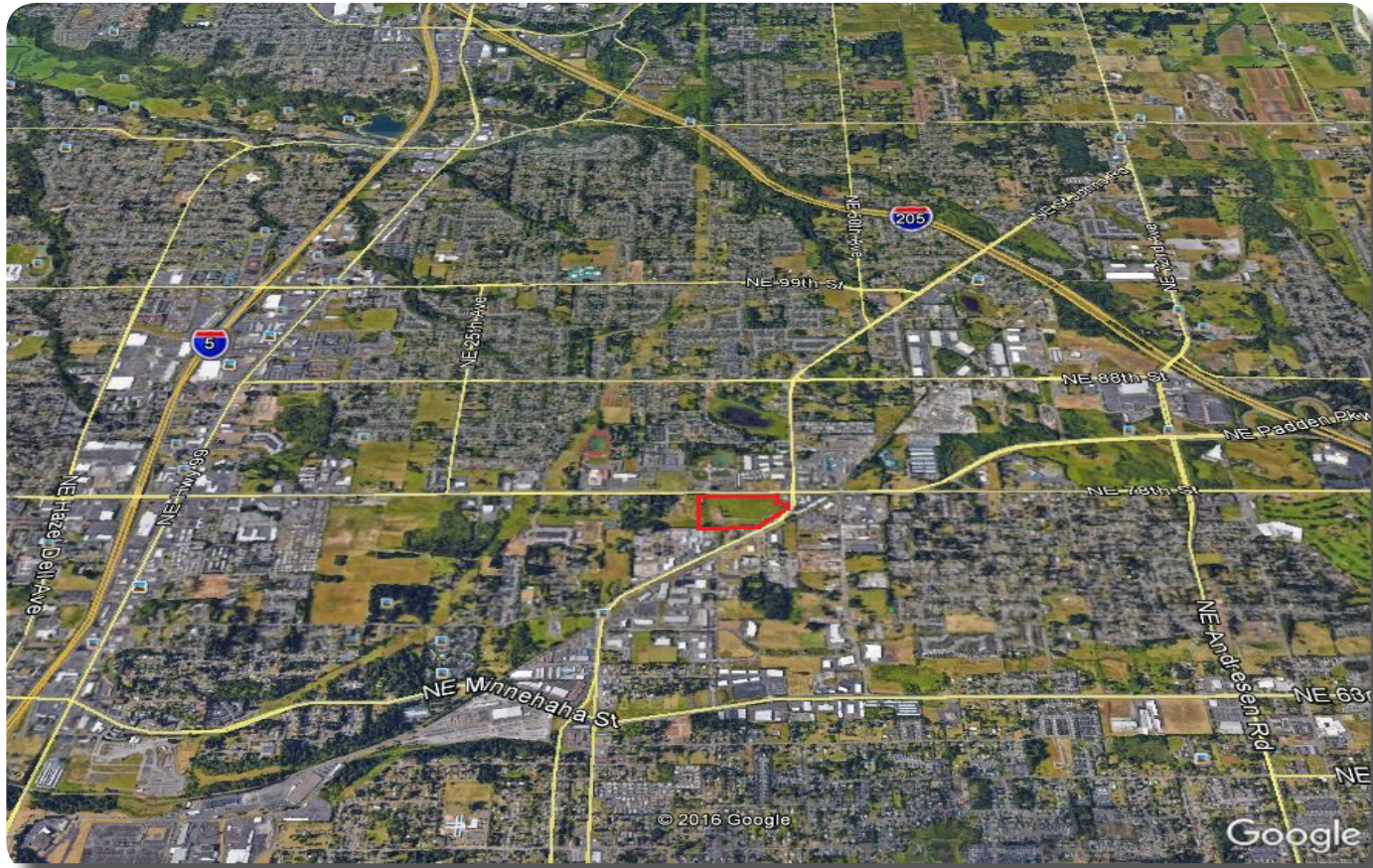
- Lot 1A- 1.6 AC \$700,000
- Lot 1B- 1.6 AC \$700,000
- Lot 1C- 1.6 AC \$700,000
- Lot 2- 3.06 AC \$1,332,000
- Lot 3- .25 AC \$154,000
- Lot 4- .22 AC \$137,000
- Lot 5- .38 AC \$200,000
- Lot 6- .57 AC \$296,000
- Lot 7- .64 AC \$336,000
- Lot 8- .65 AC \$337,000
- Lot 9- .65 AC \$339,000
- Lot 10- .62 AC \$325,000
- Lot 11- .62 AC \$323,000
- Lot 12- .86 AC \$450,000
- Lot 13- .74 AC \$385,000
- Lot 14- .77 AC \$400,000



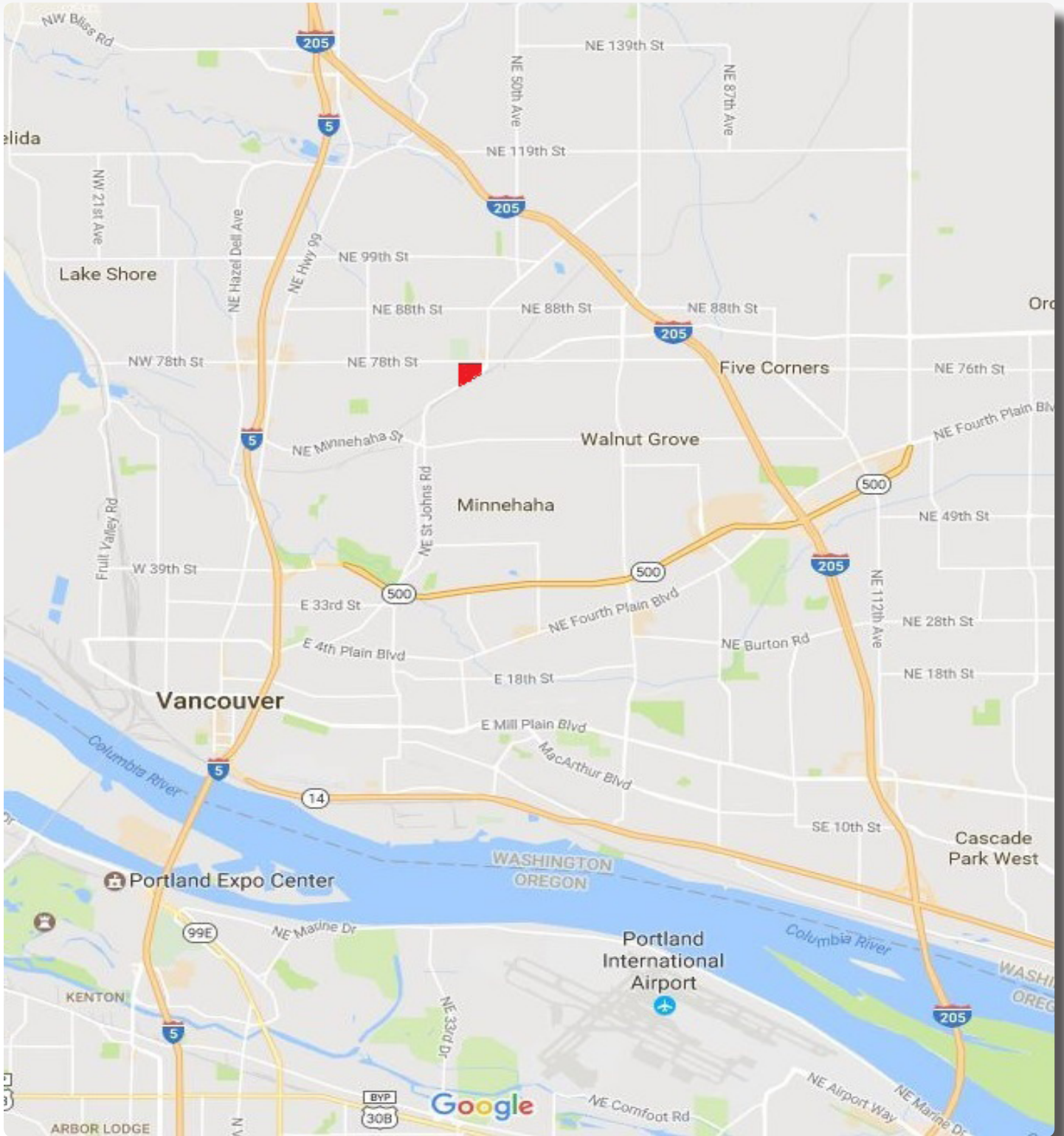
Aerials ~ Padden Pkwy Business Park



NE 78th St. & St John's Rd. Vancouver, WA 98665



Hwy Locations & Area Information ~ Padden Pkwy Business Park



Subject Property to:

Downtown Portland, OR- 7 miles
Portland Int. Airport, OR- 18 miles

Daily Traffic Count:

NE 78th St. 46,000
NE St John's Rd. 28,000

Clark Co. Population:
450,000+ (2017 CC Records)