

MT VISTA LOGISTICS

583,278 SF Class A industrial building delivering 2025.
For lease or for sale build-to-suit.

17009 -16713 NE 50th Ave | Vancouver, WA

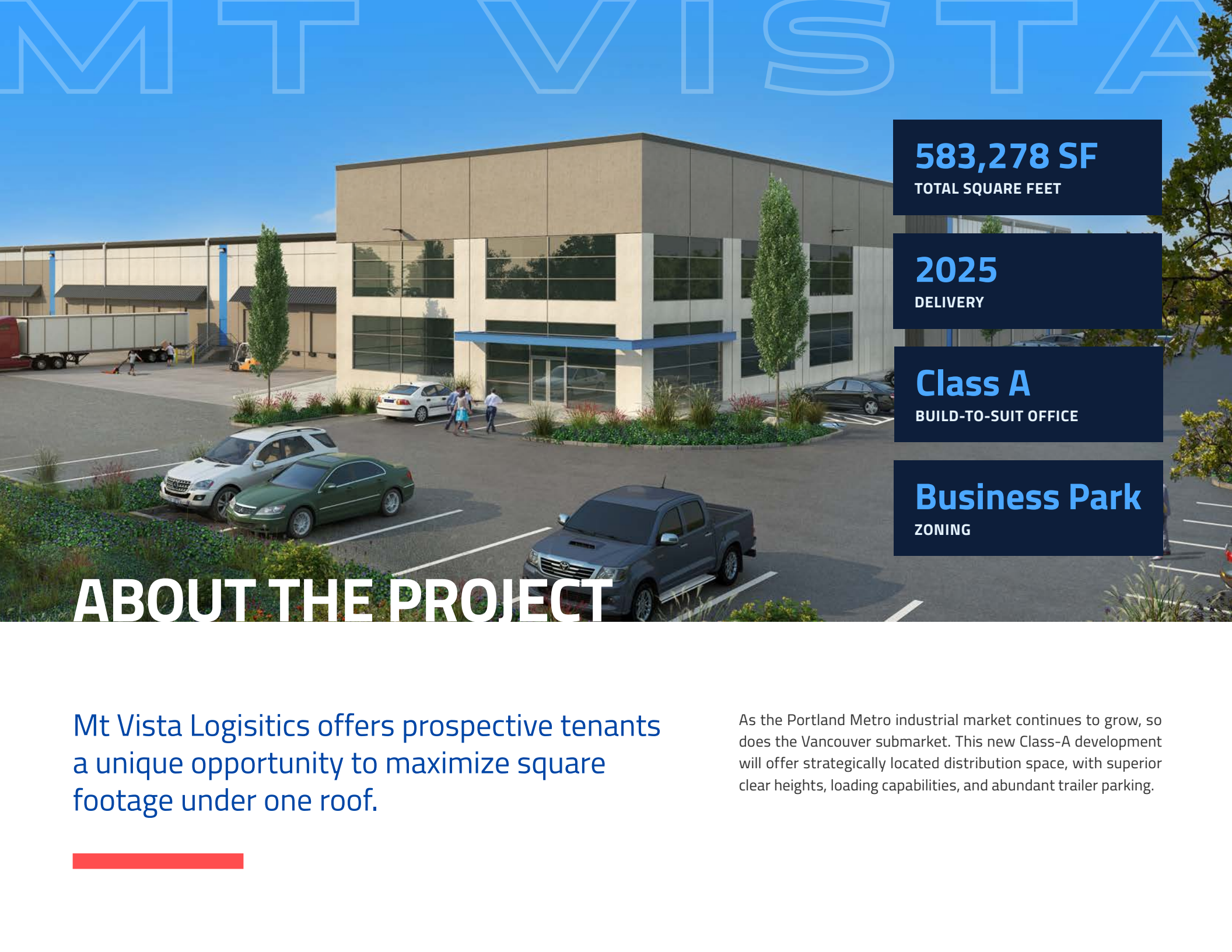
DEVELOPED BY

 PANATTONI®

EXCLUSIVELY LEASED BY

 **Kidder
Mathews**





583,278 SF

TOTAL SQUARE FEET

2025

DELIVERY

Class A

BUILD-TO-SUIT OFFICE

Business Park

ZONING

ABOUT THE PROJECT

Mt Vista Logistics offers prospective tenants a unique opportunity to maximize square footage under one roof.

As the Portland Metro industrial market continues to grow, so does the Vancouver submarket. This new Class-A development will offer strategically located distribution space, with superior clear heights, loading capabilities, and abundant trailer parking.



583,278 SF BUILDING



BUILD-TO-SUIT OFFICE



**LOADING DOORS INCLUDE
100 DH & 4 GL**



36' CLEAR HEIGHT



**428 PARKING STALLS AND
161 TRAILER STALLS**



2025 DELIVERY



**100 ACRES
OF LAND**



**CONCRETE TILT CONSTRUCTION
WITH REINFORCED SLAB**



3,000 AMPS OF POWER



ESFR FIRE PROTECTION



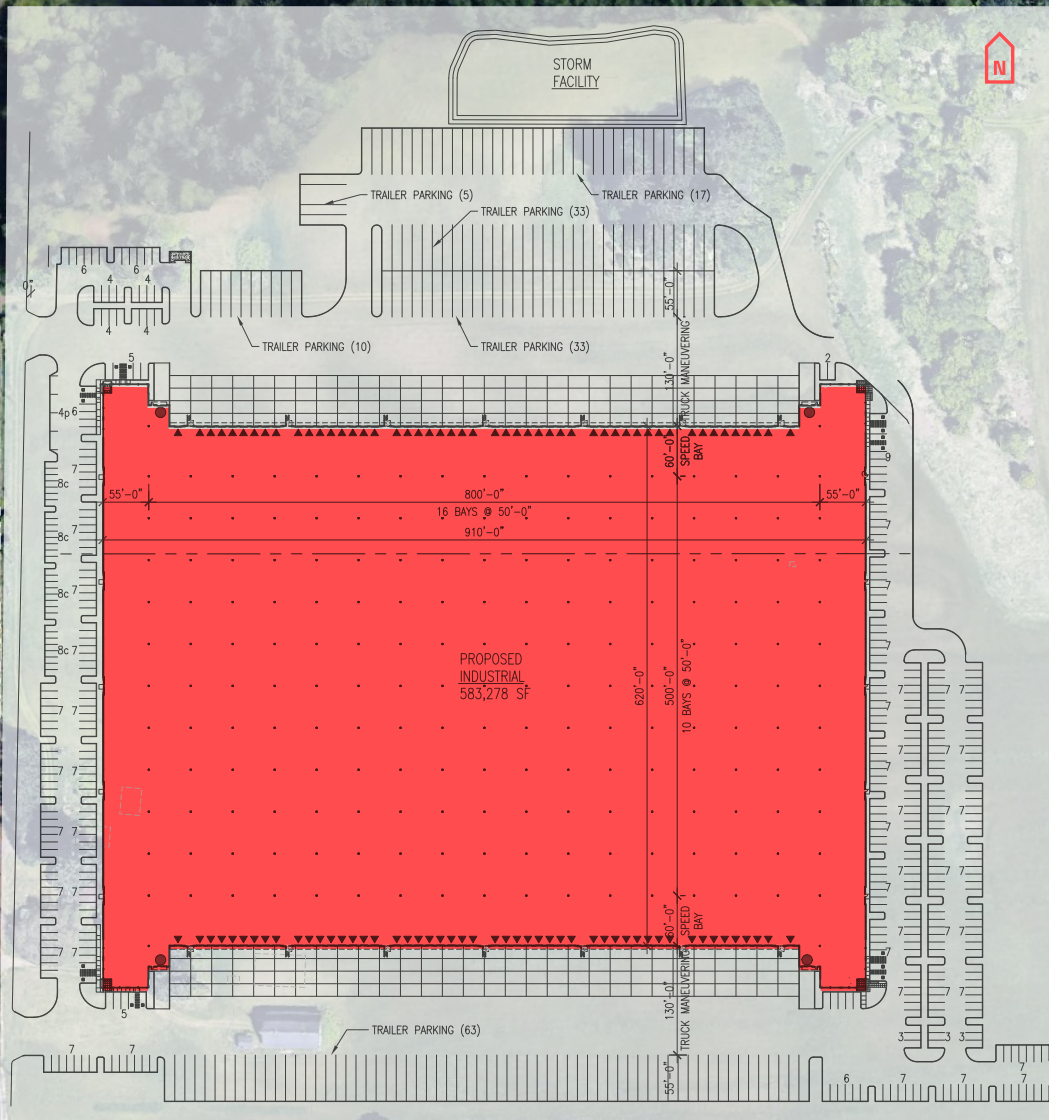
BUSINESS PARK ZONING



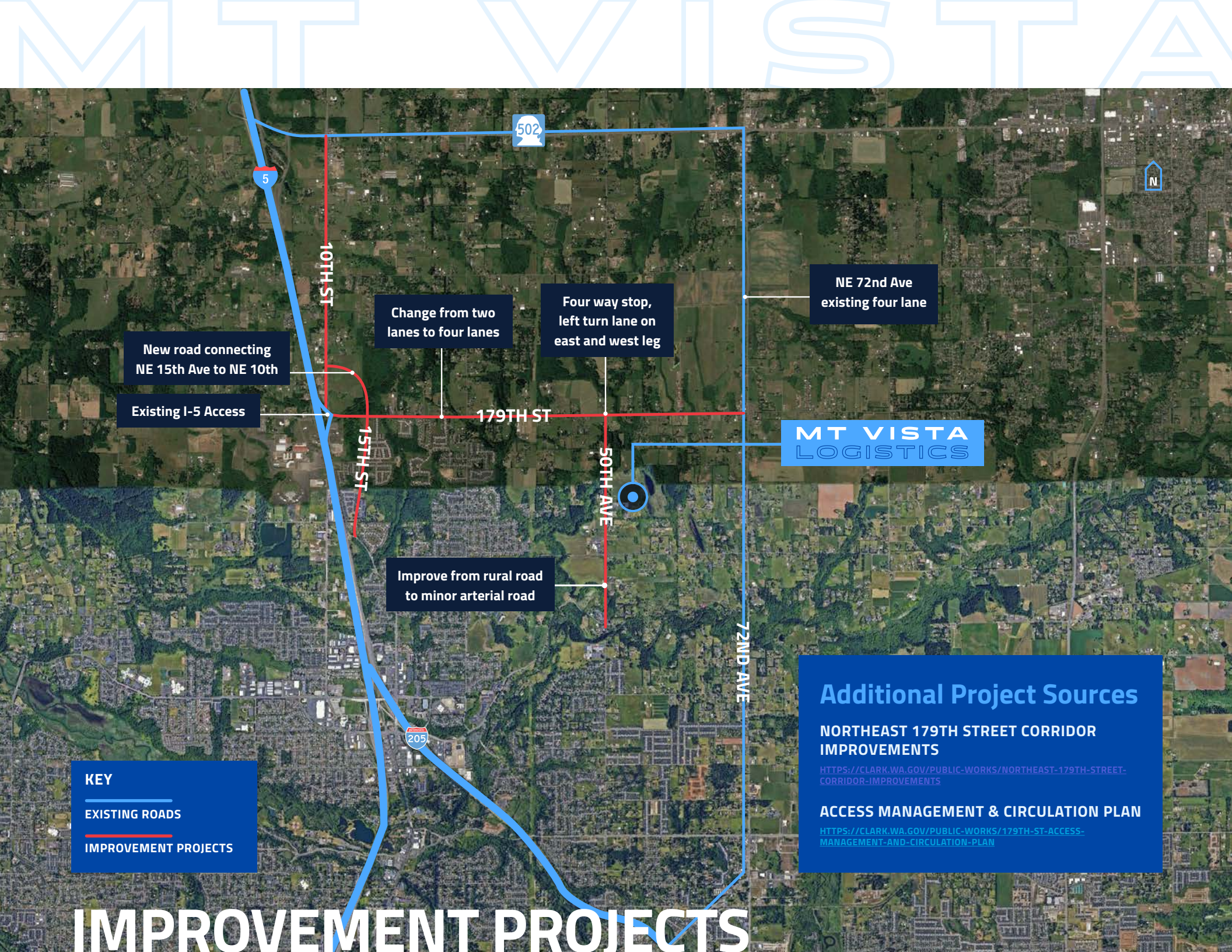
**CALL FOR SALE PRICE
& LEASE RATES**

BUILDING HIGHLIGHTS

SITE PLAN



Building Size	583,278 SF
Dock Doors	100 dock high
Grade Doors	4 grade level
Clear Height	36'
Office Area	BTS
Truck Courts	130'
Fire System	ESFR
Column Spacing	50' x 50' 60' speed bay
Electric	3,000 amps
Auto Parking	428 spaces
Trailer Parking	161 stalls



502

5

10TH ST

Change from two lanes to four lanes

Four way stop, left turn lane on east and west leg

NE 72nd Ave existing four lane

New road connecting NE 15th Ave to NE 10th

Existing I-5 Access

179TH ST

15TH ST

50TH AVE

MT VISTA LOGISTICS

Improve from rural road to minor arterial road

72ND AVE

205

KEY
EXISTING ROADS
IMPROVEMENT PROJECTS

Additional Project Sources
NORTHEAST 179TH STREET CORRIDOR IMPROVEMENTS
[HTTPS://CLARK.WA.GOV/PUBLIC-WORKS/NORTHEAST-179TH-STREET-CORRIDOR-IMPROVEMENTS](https://clark.wa.gov/public-works/northeast-179th-street-corridor-improvements)
ACCESS MANAGEMENT & CIRCULATION PLAN
[HTTPS://CLARK.WA.GOV/PUBLIC-WORKS/179TH-ST-ACCESS-MANAGEMENT-AND-CIRCULATION-PLAN](https://clark.wa.gov/public-works/179th-st-access-management-and-circulation-plan)

IMPROVEMENT PROJECTS

NEARBY RETAILERS

Clark County Fairgrounds

Washington State
University Vancouver

MT VISTA
LOGISTICS



Salmon Creek



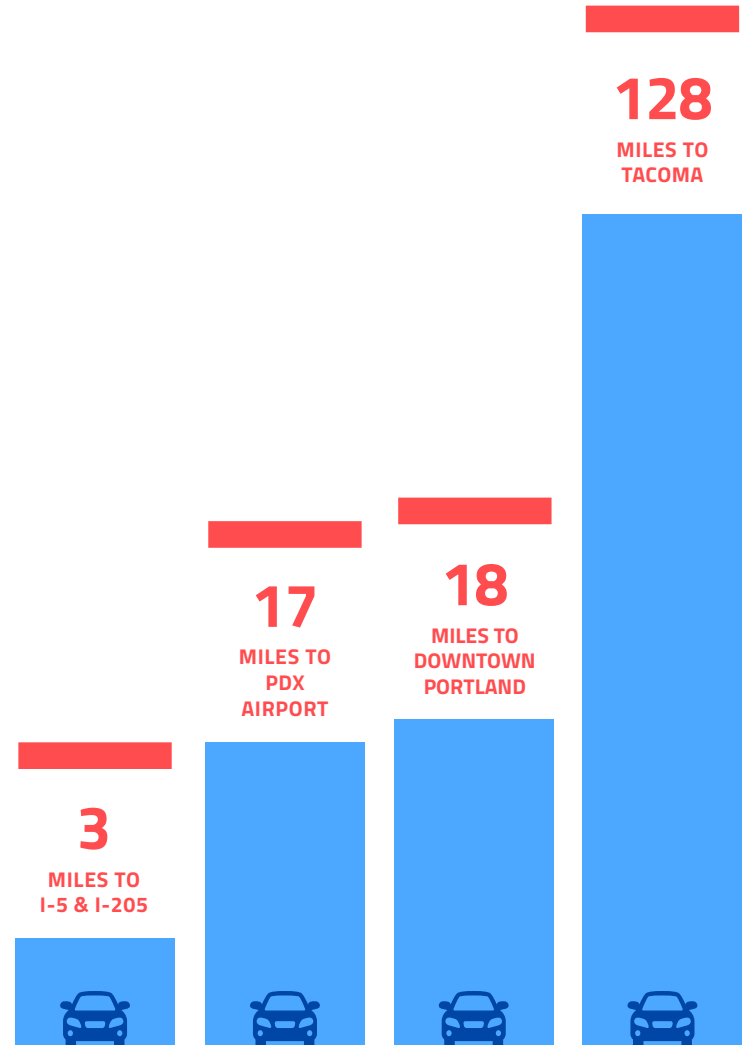
Hazel Dell



Walnut Grove

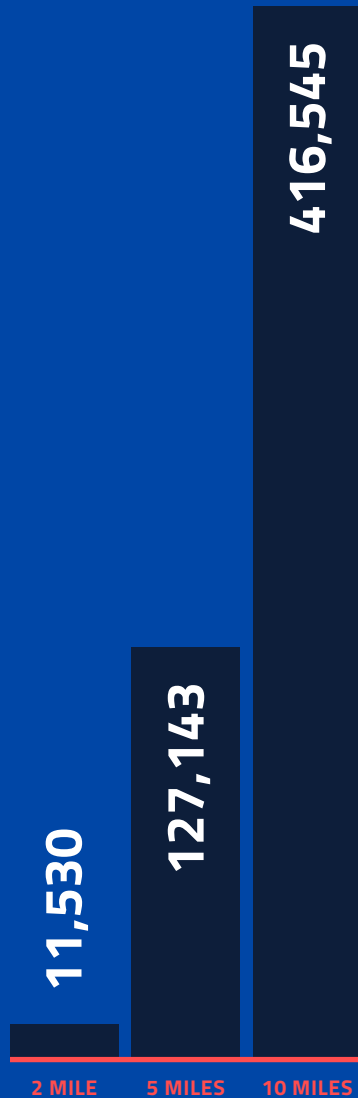


COMPLETELY CONNECTED

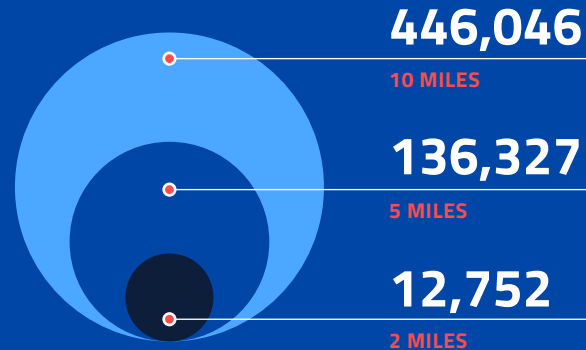


LABOR STATISTICS

Estimated
Population 2023



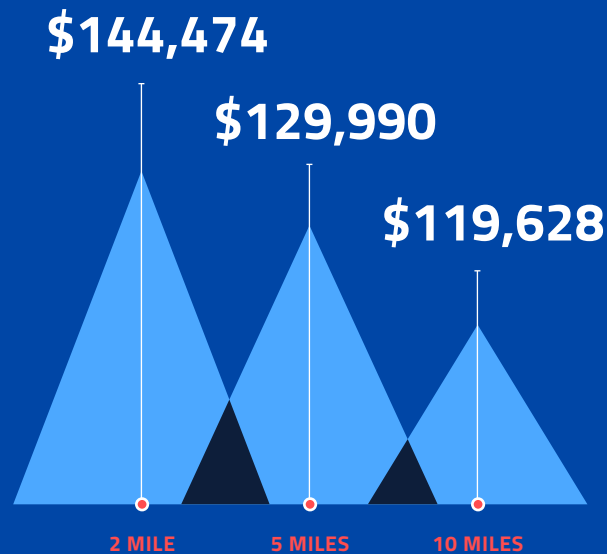
Population Forecast 2028



Population Growth 2023-2028



Average Household Income 2023



Estimated Employees 2023



MT VISTA LOGISTICS



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