

# PROPOSED DISTRIBUTION/MANUFACTURING BUILDING 25,725 BTS DEVELOPMENT

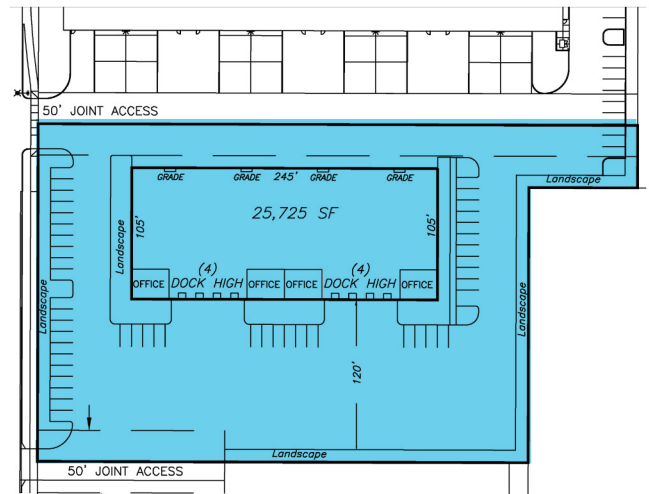


## UNION RIDGE | LOT 1B

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

### SITE SPECS & INFORMATION

- » Near the newly constructed Interstate 5 interchange.
- » Access to international air transportation and proximity to Portland International Airport (PDX) only 20 minutes away.
- » Ports and full rail access close by are an asset to intermodal transportation.
- » 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.
- » Fully-developed with utilities to site. Shovel-ready lot.



[www.unionridgewa.com](http://www.unionridgewa.com)

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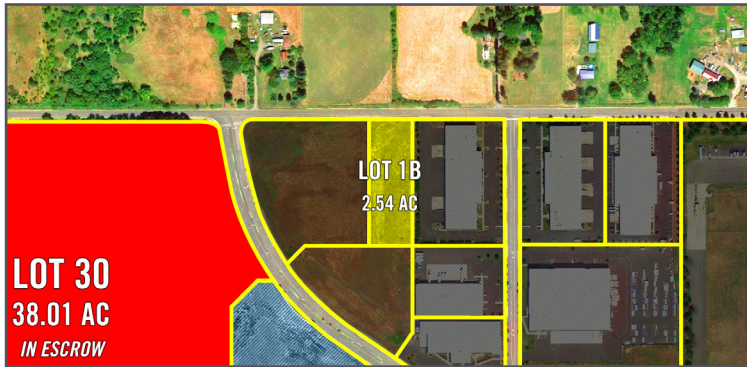
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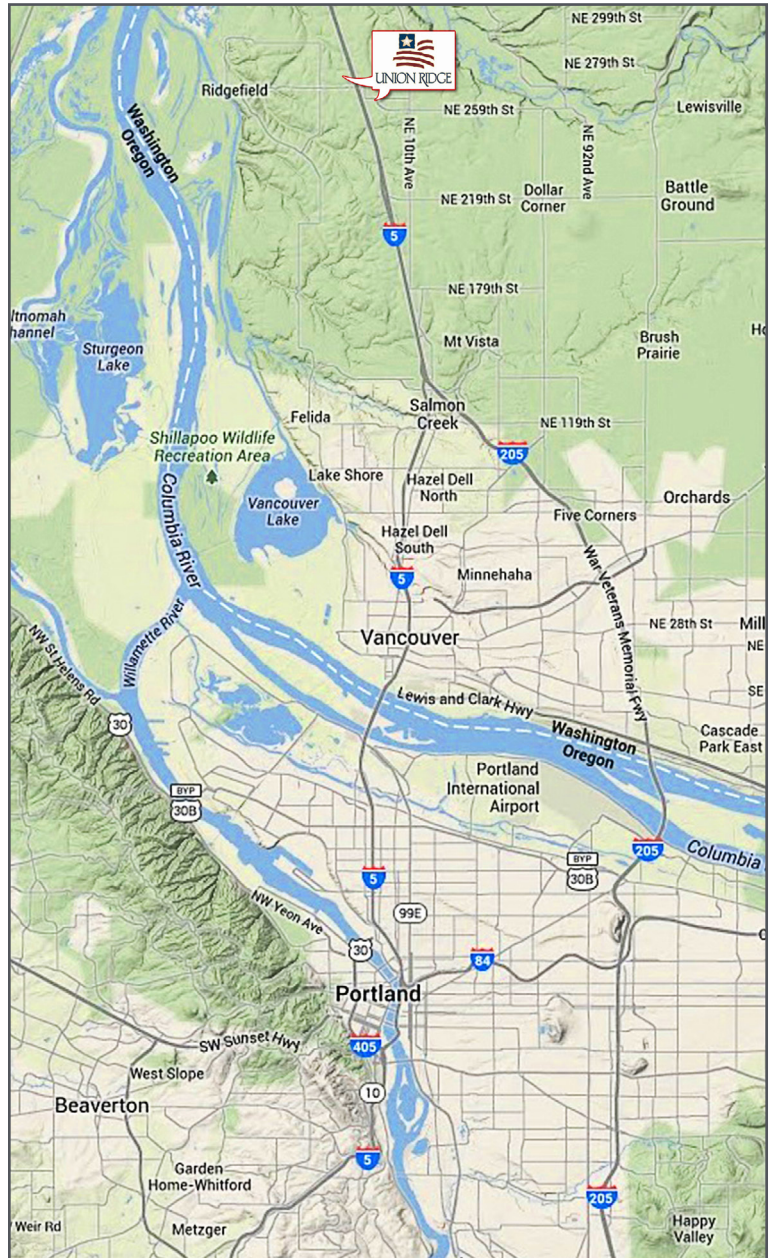


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## PROPERTY DETAILS

TOTAL SF	25,725 SF
LOT	1B
LOT AREA	2.54 ACRES +/-
OFFICE SF	TO SUIT TENANT
CONSTRUCTION	CONCRETE TILT-UP
DOCK LOADING	8 DOCK HIGH (9' x 11')
GRADE LOADING	4 GRADE (12' x 14')
CLEAR HEIGHT	22'
SPRINKLERS	ESFR
FLOOR THICKNESS	6" CONCRETE SOG
ROOF	COMPOSITE WOOD WITH RIGID INSULATION R38
LIGHTING	T5 FLUORESCENT
AUTO PARKING	48 SPACES (.53/1000)
RENTAL / PURCHASE	CALL FOR PRICING



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