

# MT VISTA LOGISTICS

583,318 SF Class A industrial building for lease or for sale

**PROJECT UPDATE  
NOW UNDER CONSTRUCTION**

17009 -16713 NE 50th Ave | Vancouver, WA

DEVELOPED BY

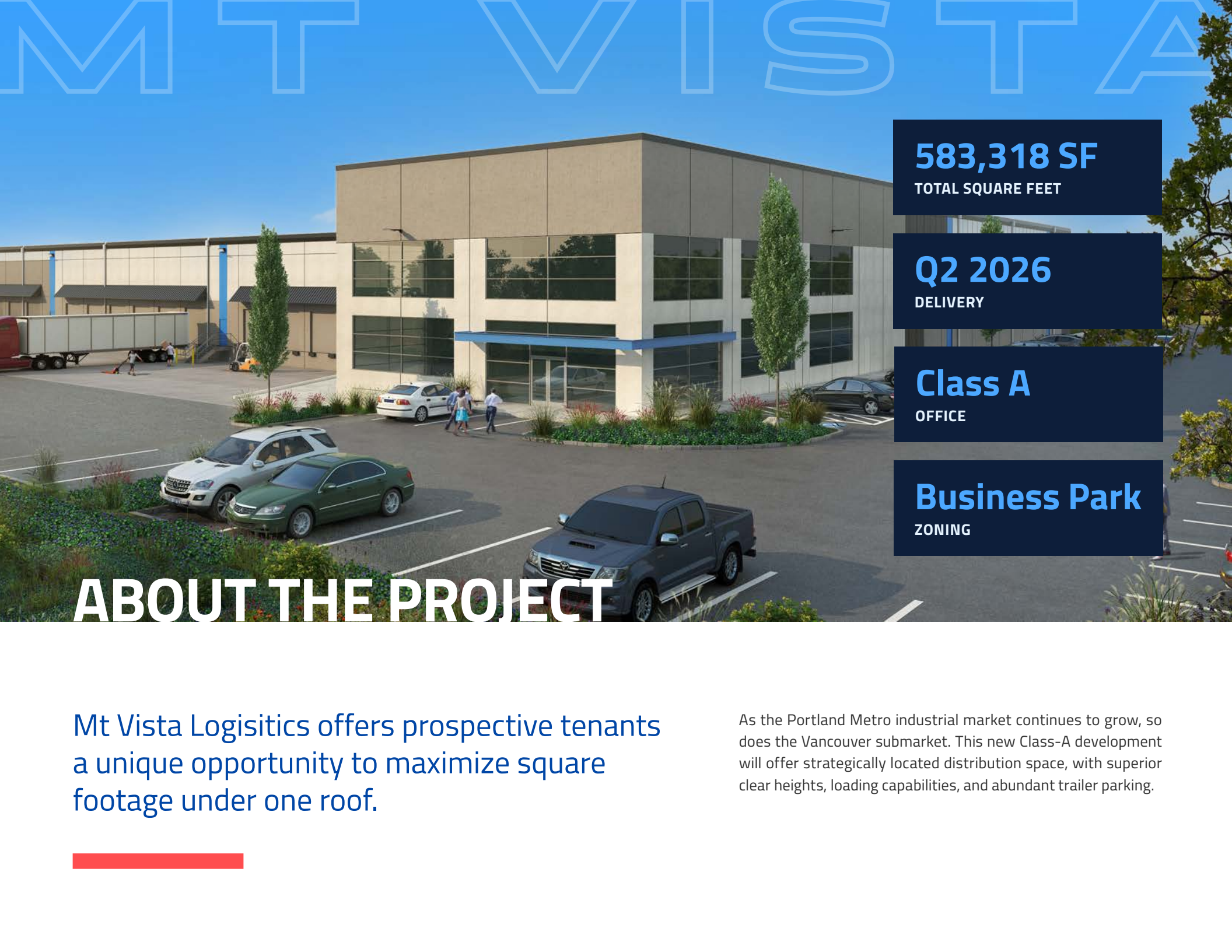
 PANATTONI®

[MTVISTALOGISTICS.COM](http://MTVISTALOGISTICS.COM)

EXCLUSIVELY LEASED BY

 **Kidder  
Mathews**





**583,318 SF**

TOTAL SQUARE FEET

**Q2 2026**

DELIVERY

**Class A**

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.



**583,318 SF BUILDING**



**CLASS A OFFICE**



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



**40' CLEAR HEIGHT**



**385 PARKING STALLS AND  
177 TRAILER STALLS**



**2026 DELIVERY**



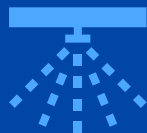
**33 ACRES  
OF LAND**



**CONCRETE TILT CONSTRUCTION  
WITH REINFORCED SLAB**



**3,000 AMPS OF POWER**



**ESFR FIRE PROTECTION**



**BUSINESS PARK ZONING**

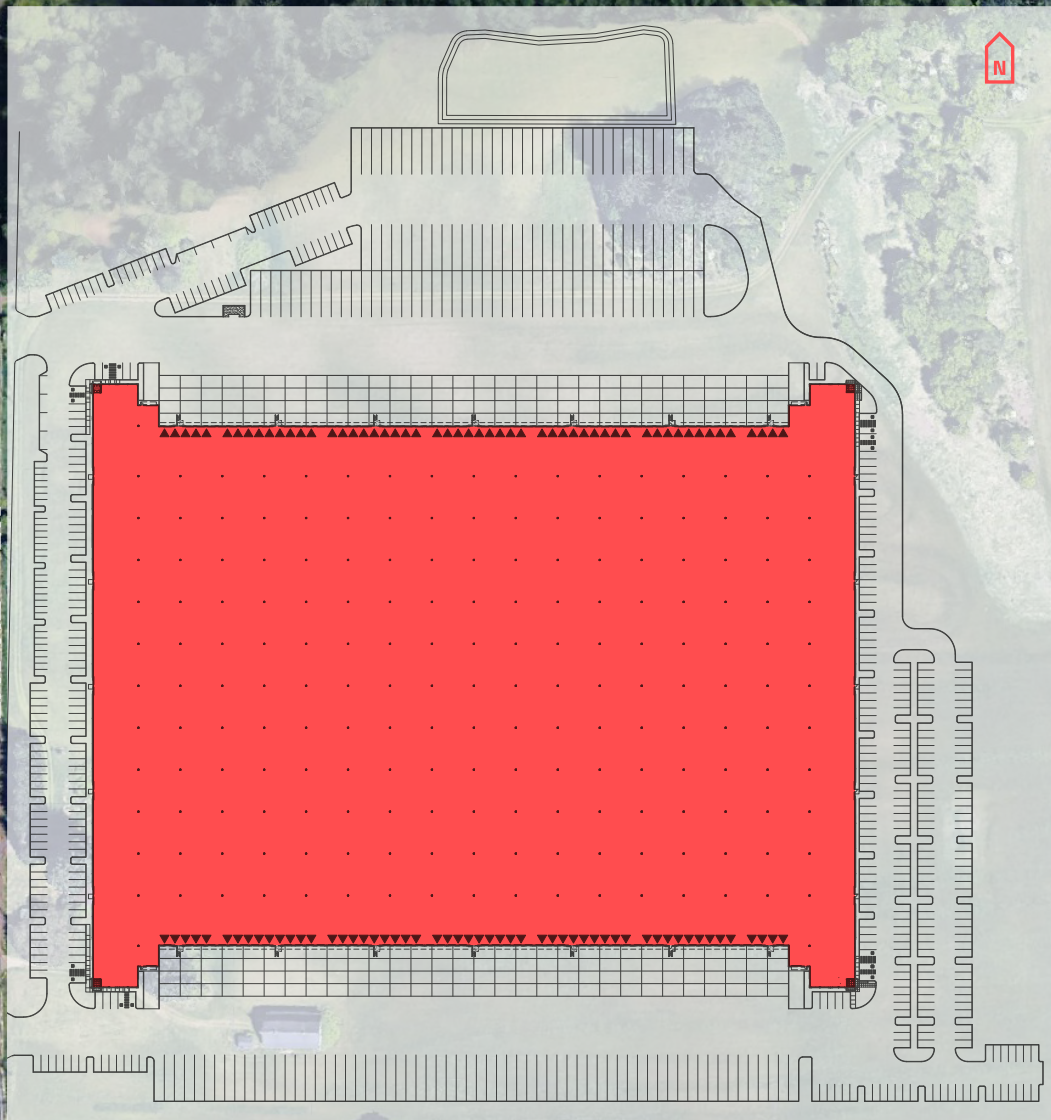


**CALL FOR SALE PRICE  
& LEASE RATES**

# BUILDING HIGHLIGHTS

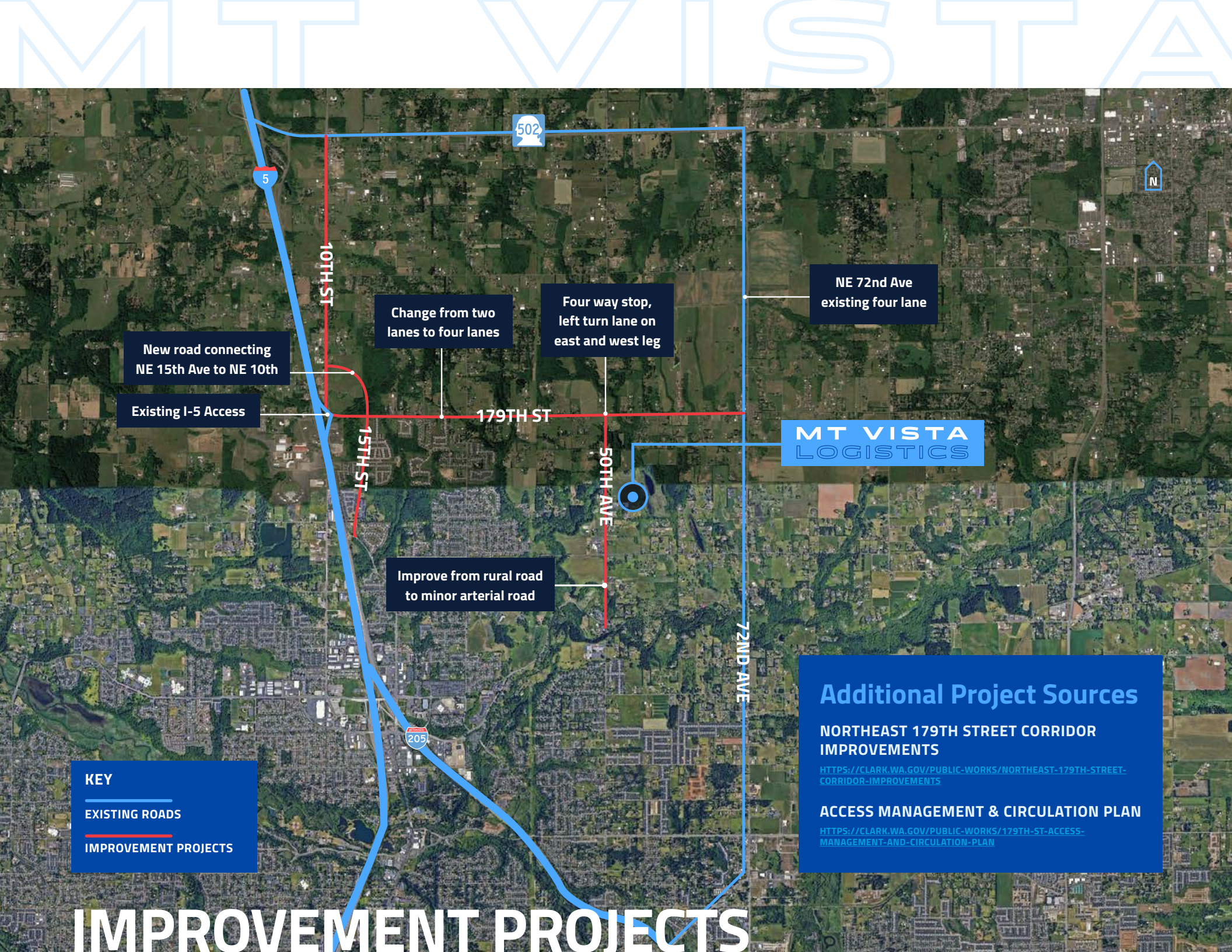


# SITE PLAN



Building Size	583,318 SF
Dock Doors	108 dock high
Grade Doors	4 grade level
Clear Height	40'
Office Area	BTS
Truck Courts	130'
Fire System	ESFR
Column Spacing	50' x 50' 60' speed bay
Electric	3,000 amps
Auto Parking	385 spaces
Trailer Parking	177 stalls





502

5

10TH ST

New road connecting  
NE 15th Ave to NE 10th

Existing I-5 Access

Change from two  
lanes to four lanes

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

NE 72nd Ave  
existing four lane

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



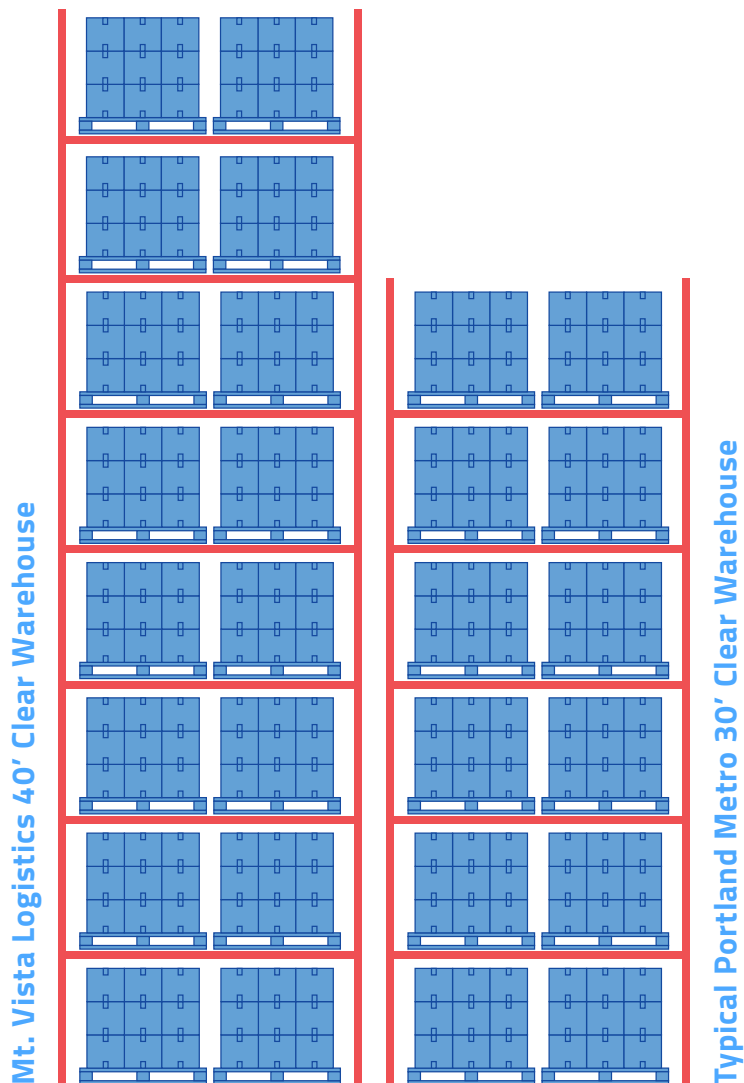
Hazel Dell



Walnut Grove



# COMBATING RISING RENTS



## Take advantage of cubic footage at Mt Vista Logistics

INCREASE PALLET POSITION BY 33%

REDUCE YOUR LEASE FOOTPRINT BY AT LEAST 20%

SAVE 25% ON YOUR BASE RENT, AND EVEN MORE WHEN YOU CONSIDER NNN

	TYPICAL PORTLAND METRO	MT VISTA LOGISTICS
SF	100,000 SF	75,000 SF
Clear Height	30'	40'
Cubic Footage	3,000,000	3,000,000
Pallet Height	6	8
	Base Rent @ \$1.00* = \$100,000/month	Base Rent @ \$1.00* = \$75,000/month
Estimated Base Rent	+ OP EX (NNN) @ \$0.26* = \$26,000/month	+ OP EX (NNN) @ \$0.26* = \$19,500 /month
Rent per Mo	\$126,000	\$94,500
5-Year Commitment	\$8,189,480	\$6,142,110

\*Estimated rental rate/call for quote

## Potential Savings at Mt Vista Logistics

**\$31,500**

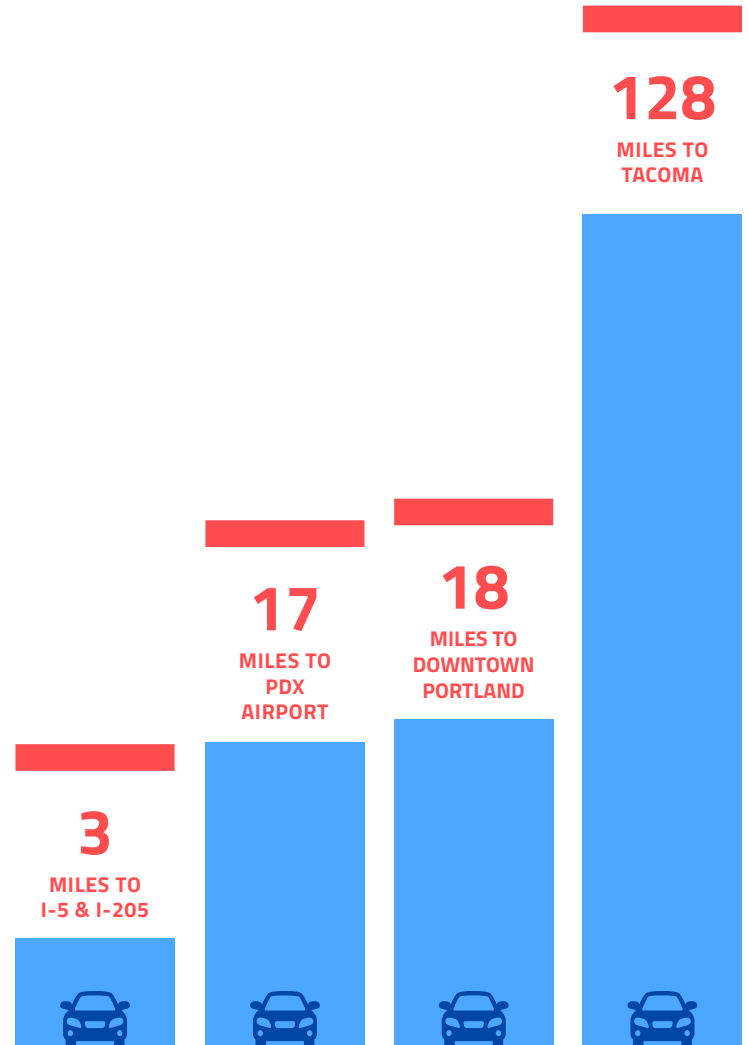
INITIAL MONTHLY SAVINGS

**\$2,047,370 (25%)**

TOTAL 5-YEAR COMMITMENT SAVINGS



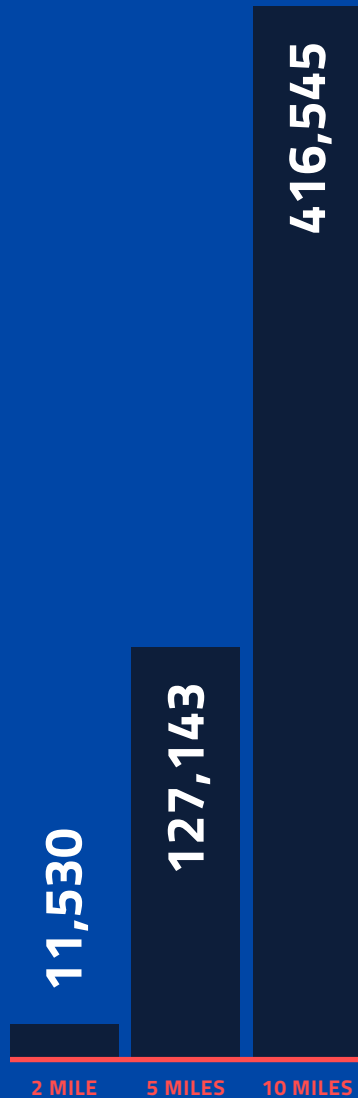
# COMPLETELY CONNECTED



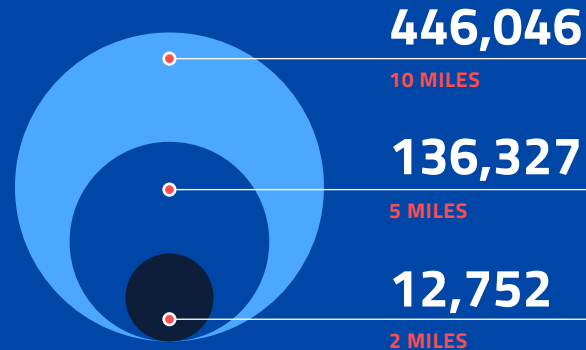


# LABOR STATISTICS

Estimated  
Population 2023



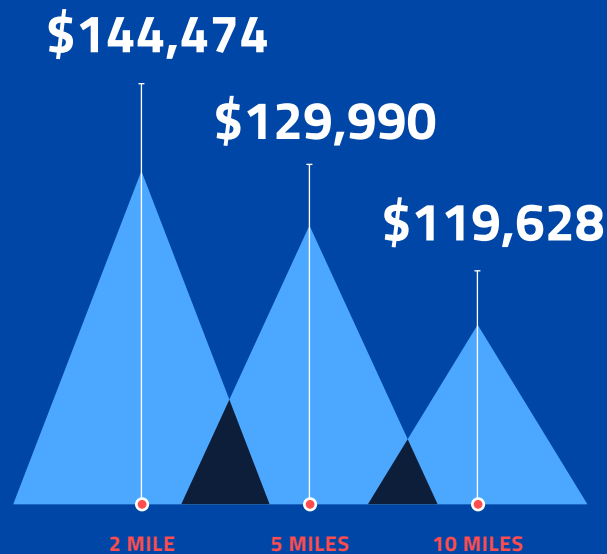
Population Forecast 2028



Population Growth 2023-2028



Average Household Income 2023



Estimated Employees 2023



# MT VISTA LOGISTICS



MTVISTALOGISTICS.COM

## For leasing information contact

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