

FOR LEASE

60,000 - 123,372 SF AVAILABLE



DELIVERING Q3 2022



**SPECHT**  
**//DWS**

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

## RIDGEFIELD INDUSTRIAL CENTER

## SITE SPECS & INFORMATION

- » Less than one mile from I-5 with freeway visibility
- » Access to international air transportation and proximity to Portland International Airport (PDX) only 20 min. away
- » 20 Miles to downtown Portland
- » 44 trailer stalls with substantial expansion potential on site

- » 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

Please Click Here to view a Video Walkthrough

[www.ric-wa.com](http://www.ric-wa.com)

CAPACITY COMMERCIAL GROUP 805 SW Broadway, Suite 600 | Portland, OR

PHONE. 503.326.9000 | WEB. [www.capacitycommercial.com](http://www.capacitycommercial.com)

**MARK CHILDS, SIOR**  
*Principal*

P. 503.542.4350  
E. [markc@capacitycommercial.com](mailto:markc@capacitycommercial.com)

**DANIEL HELM, SIOR**  
*Senior Vice President*

P. 503.542.2899  
E. [dhelm@capacitycommercial.com](mailto:dhelm@capacitycommercial.com)

**DANIEL SAYLES**  
*Senior Associate Broker*

P. 503.542.4351  
E. [dsayles@capacitycommercial.com](mailto:dsayles@capacitycommercial.com)

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*Principal*

P. 503.542.4350

E. markc@capacitycommercial.com

**DANIEL HELM, SIOR**  
*Senior Vice President*

P. 503.542.2899

E. dhelm@capacitycommercial.com

# DANIEL SAYLES

*Senior Associate Broker*

P. 503.542.4351

E. dsayles@capacitycommercial.com

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INDUSTRIAL

# DEVELOPMENT INFO



## PROPERTY DETAILS

TOTAL SF	123,372 SF
LOT AREA	50.02 AC
OFFICE SF	TO SUIT TENANT
CONSTRUCTION	CONCRETE TILT-UP
DOCK LOADING	24 DOCK HIGH (9' x 10')
GRADE LOADING	2 GRADE (12' x 14')
CLEAR HEIGHT	36'
SPRINKLERS	ESFR
FLOOR THICKNESS	7" REINFORCED
ROOF	METAL WITH RIGID INSULATION R38 WITH A 60 MIL TPO MEMBRANE.
COLUMN SPACING	50' X 52' WITH 60' SPEED AISLES
POWER	3000 AMPS 3-PHASE
LIGHTING	MOTION-SENSING LED
AUTO PARKING	90 SPACES
TRAILER PARKING	44 SPACES (EXPANDABLE)
ZONING	EMPLOYMENT MIXED-USE OVERLAY (EMUO)



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