

6 MONTHS TO READY

WISDOM RIDGE CORPORATE CENTER

- At S. 11th Street in Ridgefield, Washington
- FOR SALE or Land Lease
- Planned & Entitled Property
- On I-5 Between Portland & Seattle



Break Ground
Today...

OCCUPY in
6 MONTHS

LOCATION ADVANTAGES

- 2 minutes from I-5
- 20 minutes to PDX
- Easy access to Seattle & Portland
- Regional Employment Hub
- Regional & Global Connectivity
- Shipping access via Road, Air & Water
- 4 Deepwater Ports within 45 minutes

OVERVIEW

- 112,569 sq. ft. light industrial building development opportunity
- Fully-Served Site
- Single or Multi-Tenant Use

7.5 ACRES MOL

- Expansion Potential: 3.5 Acres nearby for sale; provides ancillary building space if desired
- Offered for sale at \$6.49/ft. (Approx. \$1.8 million)



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APPROPRIATE FOR

- Additive Manufacturing
- Advanced Materials & Composites
- General Manufacturing
- Light Manufacturing
- Pharmaceutical Companies
- Brewery, Distillery, Winemaking

ON THE GROUND

- Church & Dwight Co.
- United Natural Foods, Inc. (UNFI)
- Pacific Crest Cabinets
- Pacific Power Products
- Regional HQ Washington State Department of Fish & Wildlife (June 2017)

LOOKING AHEAD IN RIDGEFIELD

- Clark College North County Campus (2020)
- Ilani Casino Resort (2017)

