

CLARK COUNTY INDUSTRIAL MARKET  
Vancouver, WA

4th Quarter Survey 2004

PROJECT NAME	TYPE	# OF BLDGS	PROJ SQ FT	AVAIL SQ FT	%	ASKING RATES						CLEAR HT	ABSORPTION	
						VACANT	SHELL	OFFICE	BLEND	DOCK	GRADE		RAIL	4th QTR
1 112th Business Park I & II	IND	4	126,185	2,750	0.00%	0.36	0.65	0.00	Yes	Yes	No	22	-	(2,750)
2 121st Ave. Business Park	IND	2	93,921	-	0.00%	0.38	0.65	0.00	Yes	Yes	No	19	-	-
3 7401 NE 47th Ave	IND	1	57,000	-	0.00%	0.30	0.60	0.00	Yes	Yes	No	24	-	-
4 Andresen Plaza (2700 NE And)	IND	2	50,000	5,756	11.51%	0.30	0.40	0.00	Yes	Yes	No	24	-	-
5 Campus Drive Business Park	IND	2	50,000	8,000	16.00%	0.38	0.70	0.00	Yes	Yes	No	22	-	-
6 Central Industrial Park	IND	3	68,840	-	0.00%	0.35	0.60	0.00	Yes	Yes	No	22	-	8,000
7 Columbia Business Center	IND	26	2,328,987	293,678	12.61%	0.35	0.65	0.00	Yes	Yes	Yes	26	125,540	89,362
8 Davis Industrial Park (Van.)	IND	3	120,160	43,100	36.45%	0.35	0.65	0.00	Yes	Yes	No	22	-	-
9 East First St. Distribution Ctr.	IND	1	61,350	7,250	11.81%	0.32	0.65	0.00	Yes	Yes	No	24	-	(7,250)
10 Eastridge Business Park	BP	20	538,747	129,420	24.02%	0.37	.55/.65	0.00	No	Yes	No	17	(19,567)	32,555
11 Fourth Plain Industrial Plaza	IND	2	43,000	-	0.00%	0.00	0.00	0.60	No	Yes	No	18	-	-
12 Fruit Valley Business Center	IND	2	42,000	-	0.00%	0.35	0.65	0.00	Yes	Yes	No	19	-	-
13 Harlen's Industrial Park	IND	5	61,700	-	0.00%	0	0	0.60	No	Yes	No	14	-	-
14 Hart Industrial Park	IND	2	152,700	-	0.00%	0.30	0.60	0.00	Yes	Yes	No	24	18,000	45,800
15 Lile Business Center	IND	1	146,200	-	0.00%	0.35	0.65	0.00	Yes	Yes	No	22	-	-
16 Luukkala	IND	5	115,600	20,300	17.56%	0	0	0.50	Yes	Yes	No	20	-	(16,300)
17 North Park Industrial	IND	2	227,000	15,000	6.60%	0.38	0.65	0.00	Yes	Yes	No	22	-	17,000
18 Ogden Business Park	IND	5	214,201	-	0.00%	0.35	0.60	0.00	Yes	Yes	No	24	-	-
19 Opus Dist. Center	IND	2	128,000	54,000	42.18%	0.35	0.65	0.00	Yes	Yes	No	24/26	-	44,000
20 Padden Business Center	IND	4	75,000	5,626	7.50%	0.37	0.65	0.00	No	Yes	No	19	-	(5,626)
21 Port of Camas/Washougal	IND	8	121,030	-	0.00%	0.35	0.65	0.00	Yes	Yes	Yes	30	-	3,000
22 Port of Vancouver	IND	1	1,770,900	33,779	1.90%	0.34	0.65	0.00	Yes	Yes	Yes	24	10,500	24,221
23 Quad 205 Business Park	BP	4	108,625	18,972	17.46%	0.37	0.65	0.00	Yes	Yes	No	18	2,506	(5,492)
24 Quad 205 Distribution II	IND	1	84,480	41,160	48.72%	0.34	0.65	0.00	Yes	Yes	No	22	-	(42,483)
25 Salmon Creek Business Park	IND	4	75,000	-	0.00%	0.37	0.65	0.00	Yes	Yes	No	22	-	-
26 Vancouver Business Park	IND	2	108,000	26,000	24.00%	0.45	0.65	0.00	No	Yes	No	21	-	(20,000)
27 Vancouver Commerce Park	IND	3	82,460	15,795	19.15%	0.38	0.65	0.00	Yes	Yes	No	22	-	(15,795)
28 View Point Business Park	IND	2	106,000	10,000	9.43%	0.35	0.65	0.00	No	Yes	No	16	-	-
29 Westside Business Ctr.	IND	2	164,100	-	0.00%	0.38	0.65	0.00	Yes	Yes	No	24	-	-
30 Wubben Industrial Park	IND	3	205,000	-	0.00%	0.35	0.60	0.00	Yes	Yes	No	22	-	11,250
<b>TOTALS</b>			<b>7,526,186</b>	<b>730,586</b>	<b>9.71%</b>								<b>136,979</b>	<b>159,492</b>