

CLARK COUNTY INDUSTRIAL MARKET
Vancouver, WA

1st Quarter Survey 2005

PROJECT NAME	TYPE	# OF	PROJ	AVAIL	%	ASKING RATES						CLEAR	ABSORPTION	
		BLDGS	SQ FT	SQ FT	VACANT	SHELL	OFFICE	BLEND	DOCK	GRADE	RAIL	HT	1st QTR	YTD
1 112th Business Park I & II	IND	4	126,185	22,380	17.73%	0.40	0.65	0.00	Yes	Yes	No	22	(22,380)	(22,380)
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	-	-
7 Columbia Business Center	IND	26	2,328,987	297,697	12.78%	0.35	0.65	0.00	Yes	Yes	Yes	26	(4,019)	(4,019)
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	-	-
10 Eastridge Business Park	BP	20	538,747	91,262	16.94%	0.37	.55/.65	0.00	No	Yes	No	17	37,934	37,934
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	20,000	13.09%	0.30	0.60	0.00	Yes	Yes	No	24	(20,000)	(20,000)
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	-	-
17 North Park Industrial	IND	2	227,000	15,000	6.60%	0.38	0.65	0.00	Yes	Yes	No	22	-	-
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	8,730	6.82%	0.35	0.65	0.00	Yes	Yes	No	24/26	45,270	45,270
20 Padden Business Center	IND	4	75,000	-	0.00%	0.37	0.65	0.00	No	Yes	No	19	5,626	5,626
21 Port of Camas/Washougal	IND	9	136,030	7,500	5.50%	0.35	0.65	0.00	Yes	Yes	Yes	30	7,500	7,500
22 Port of Vancouver	IND	1	1,770,900	33,779	1.90%	0.34	0.65	0.00	Yes	Yes	Yes	24	-	-
23 Quad 205 Business Park	BP	4	108,625	13,498	12.42%	0.37	0.65	0.00	Yes	Yes	No	18	5,474	5,474
24 Quad 205 Distribution II	IND	1	84,480	-	0.00%	0.34	0.65	0.00	Yes	Yes	No	22	41,160	41,160
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	-	-
27 Vancouver Commerce Park	IND	3	82,460	-	0.00%	0.38	0.65	0.00	Yes	Yes	No	22	15,795	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	-	-
TOTALS			7,541,186	630,252	7.60%								112,360	112,360