

CLARK COUNTY INDUSTRIAL MARKET
Vancouver, WA

1st Quarter Survey 2008

PROJECT NAME	TYPE	# OF BLDGS	PROJ SQ FT	AVAIL SQ FT	% VACANT	ASKING RATES					CLEAR HT	ABSORPTION		
						SHELL	OFFICE	BLEND	DOCK	GRADE		RAIL	1st QTR	YTD
1 112th Business Park I & II	IND	4	126,185	2,790	2.21%	0.50	0.70	0.00	Yes	Yes	No	22	-	-
2 121st Ave. Business Park	IND	2	93,921	-	0.00%	0.50	0.65	0.00	Yes	Yes	No	19	3,875	3,875
3 Barberton Ind. Center	IND	2	181,000	181,000	100.00%	0.45+0.55	0.75	0.00	Yes	Yes	No	30	-	-
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 Central Industrial Park	IND	3	68,840	-	0.00%	0.45	0.60	0.00	Yes	Yes	No	22	-	-
6 Columbia Business Center	IND	26	2,328,987	52,980	2.27%	0.45	0.65	0.00	Yes	Yes	Yes	26	(13,944)	(13,944)
7 Davis Industrial Park (Van.)	IND	3	120,160	-	0.00%	0.35	0.65	0.00	Yes	Yes	No	22	-	-
8 East First St. Distribution Ctr.	IND	1	61,350	-	100.00%	0.35	0.65	0.00	Yes	Yes	No	24	-	-
9 Eastridge Business Park	BP	20	411,634	62,546	15.19%	0.50	.55/.65	0.00	No	Yes	No	17	471	471
10 Fourth Plain Industrial Plaza	IND	2	43,000	-	0.00%	0.00	0.00	0.60	No	Yes	No	18	-	-
11 Fruit Valley Business Center	IND	2	42,000	6,000	14.29%	0.42	0.65	0.00	Yes	Yes	No	19	3,000	3,000
12 Harlen's Industrial Park	IND	5	61,700	-	0.00%	0	0	0.60	No	Yes	No	14	-	-
13 Hart Industrial Park	IND	2	152,700	-	0.00%	0.30	0.60	0.00	Yes	Yes	No	24	-	-
14 Lile Business Center	IND	1	146,200	-	0.00%	0.35	0.65	0.00	Yes	Yes	No	22	-	-
15 Luukkala	IND	5	115,600	9,000	7.82%	0	0	0.50	Yes	Yes	No	20	-	-
16 North Park Industrial	IND	3	158,000	-	0.00%	0.45	0.70	0.00	Yes	Yes	No	22	-	-
17 Ogden Business Park	IND	5	214,201	-	0.00%	0.35	0.60	0.00	Yes	Yes	No	24	-	-
18 Opus Dist. Center	IND	2	128,000	2,730	2.13%	0.45	0.65	0.00	Yes	Yes	No	24/26	-	-
19 Padden Business Center	IND	4	75,000	3,750	5.00%	0.45	0.65	0.00	No	Yes	No	19	(3,750)	(3,750)
20 Port of Camas/Washougal	IND	9	136,030	5,277	3.88%	0.35	0.65	0.00	Yes	Yes	Yes	30	-	-
21 Port of Vancouver	IND	1	1,770,900	13,162	0.74%	0.37	0.65	0.00	Yes	Yes	Yes	24	24,000	24,000
22 Quad 205 Business Park	BP	4	108,625	17,805	16.39%	0.50	0.65	0.00	Yes	Yes	No	18	(6,130)	(6,130)
23 Quad 205 Distribution II	IND	1	84,480	17,640	20.88%	0.37	0.65	0.00	Yes	Yes	No	22	23,520	23,520
24 Salmon Creek Business Park	IND	4	75,000	-	0.00%	0.45	0.65	0.00	Yes	Yes	No	22	-	-
25 Salmon Creek Commerce Park	IND	2	78,186	7,928	10.14%	0.53	0.75	0.00	Yes	Yes	No	19	7,684	7,684
26 Vancouver Business Park	IND	2	108,000	37,000	34.26%	0.45	0.65	0.00	No	Yes	No	21	7,000	7,000
27 Vancouver Commerce Park	IND	3	82,460	-	0.00%	0.45	0.65	0.00	Yes	Yes	No	22	-	-
28 View Point Business Park	IND	2	106,000	-	0.00%	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	30,871	15.06%	0.45	0.75	0.00	Yes	Yes	No	22	(30,871)	(30,871)
TOTALS			7,497,259	456,235	6.09%								14,855	14,855