

COLUMBIA
BUSINESS CENTER

HEAVY INDUSTRIAL

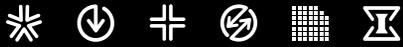
LIGHT INDUSTRIAL

TRANSPORTATION

AMENITIES

LOCATION

PROPERTY OVERVIEW



WHERE
BUSINESS
HAPPENS

COLUMBIA BUSINESS CENTER

Columbia Business Center (CBC) is the premier industrial business park in southwest Washington. Home to many well respected, successful companies, Columbia Business Center is recognized as the heart of commerce in the greater Vancouver/Portland area dating back decades to the World War II era. We welcome you to explore Columbia Business Center “where business happens”.



**WE'RE HERE TO
HELP YOUR
BUSINESS GROW.**

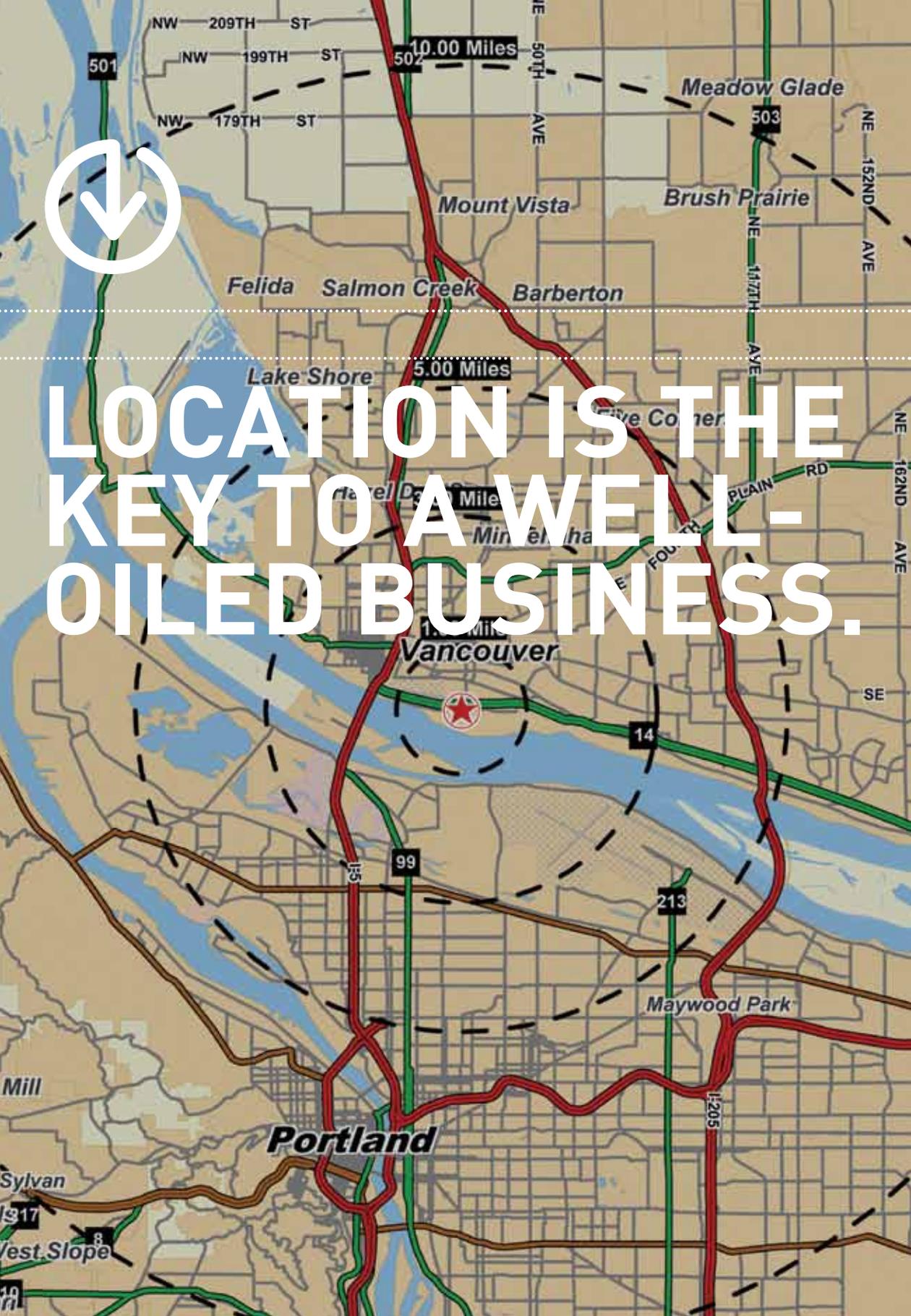


Columbia Business Center (CBC) includes over 2.4 million square feet of building area, 1.7 million square feet of outside storage area, over three miles of private rail facilities and two barge slips. Situated on 220 acres, CBC offers a wide variety of building types and unmatched transportation access to address a complete range of operational needs.

PROPERTY OVERVIEW	PROPERTY ADVANTAGES
<p>+ CBC consists of 27 buildings which house a diverse mix of functions and uses, such as:</p> <ul style="list-style-type: none"> ▪ Light Industrial / Warehouse Distribution ▪ Heavy Industrial / Manufacturing ▪ Flex Space / Service Industrial ▪ Outside Storage / Assembly Areas 	<p>+ Place To Be</p> <p>CBC is well known as a center of commerce, and this association adds value to the businesses who call it home.</p>
<p>+ CBC is privately and locally owned and operated.</p> <p>CBC ownership understands the local market and has a long-term perspective focused on community values and pride of ownership.</p>	<p>+ Business Synergy</p> <p>Businesses within CBC are able to work together to their mutual benefit due to a diverse base of over 100 tenants.</p>
<p>+ CBC is home to over 100 businesses.</p>	<p>+ Size Matters</p> <p>The scale of CBC creates the opportunity for businesses to fluctuate in size as business demands change over time without disruption and costs of relocation.</p>
<p>+ Working Waterfront</p> <p>A unique combination of location, permitted uses (ie. heavy industrial), outside storage, amenities, access to barge, rail and road transportation make CBC a working waterfront able to suit an extensive variety of uses.</p>	<p>+ Critical Mass</p> <p>CBC is a critical mass of industrial space allowing for excellent distribution, fabrication and warehousing capabilities.</p>
	<p>+ Do the Right Thing</p> <p>CBC is dedicated to doing the right thing through best practices in environmental stewardship, energy efficiency and finding common ground to make business more successful while fostering long-term sustainability.</p>
	<p>+ On-Site, Locally Owned Management</p> <p>Management that is locally owned, focused on your business success, highly experienced and on-site allows for your business to run more smoothly.</p>



LOCATION IS THE
KEY TO A WELL-
OILED BUSINESS.



As they say, “location, location, location”. Columbia Business Center’s irreplaceable location in the Pacific Northwest makes it one-of-a-kind in enhancing businesses’ abilities to be successful.

LOCATION OVERVIEW

+ CBC stretches 6,200 lineal feet along the Columbia River shoreline in Vancouver, Washington.

+ CBC is less than one mile from Interstate 5, minutes from Interstate 205 and directly connected to the primary east-west highway in Clark County (State Route 14).

+ Portland Airport, downtown Vancouver, downtown Portland, Port of Vancouver and Port of Portland are all located within a fifteen mile radius.

+ Business and residential densities are generally much higher around CBC compared to other business parks in the greater Vancouver/Portland region.

+ CBC is located adjacent to Burlington Northern Santa Fe’s mainline. The mainline is serviced by a direct spur access and is less than three miles from the Vancouver Rail Yard.

LOCATION ADVANTAGES

+ West Coast Pulse Point

Located along Interstate 5 and adjacent to Portland, Oregon, CBC is tapped into the primary north-south transportation route connecting Vancouver, British Columbia, Seattle, San Francisco and southern California.

+ Multi-Modal Bonanza

With direct, convenient access to interstate and local freeways, the Columbia River, the Burlington Northern Santa Fe mainline and Portland Airport, all varieties of transportation modes or combinations thereof are efficiently met at CBC.

+ Get There Fast

With direct access to State Route 14, easy access to Interstate 5 and 205, and a smooth connection to Interstate 84, connecting to the greater metropolitan area or traveling further east-west or north-south is fast and efficient.

+ Convenience is King

With over 38,000 other businesses in a ten-mile radius and convenient commutes to a large portion of the metropolitan area, businesses can be more convenient to customers, suppliers and employees.

+ Washington Wins

Washington, and in particular Vancouver, Washington, is a business-friendly community offering:

- No state corporate or personal income tax.
- A talented workforce with low labor costs compared to other west coast locations.
- Lower business costs such as property taxes and utility costs.
- Vancouver’s cost of living is below the national average and among the lowest on the west coast.





COUNTLESS
AMENITIES ADD UP
TO EFFICIENCY AND
MORE SATISFIED
EMPLOYEES AND
CUSTOMERS.



Columbia Business Center's centralized location within the environs of an urban area provides countless on-site and off-site amenities. You can have your cake and eat it too – here are just a few of the benefits:

ON-SITE AMENITIES

+ Outside Storage

1.75 million square feet of outside storage space accommodates staging, fabrication and assembly, storage and parking needs.

+ Card-Lock Fueling Station

+ Commercial Truck Wash

+ Public Truck Scale

+ Parking

Over 1,800 parking spaces to meet varying requirements.

+ Communication

Extensive multi-carrier broadband/telecommunication infrastructure.

+ Property Management

On-site property management and engineering staff provides fast response time and a collaborative team approach.

OFF-SITE AMENITIES

+ Eat, Meet and Entertain

There are a broad array of restaurant alternatives within minutes of CBC to eat, meet or entertain.

+ Places to Stay

Within a five minute drive there are numerous hotels which can provide the desired corporate accommodations.

+ Goods and Services

At the doorstep of CBC is Grand Central (shopping center including Fred Meyer), downtown Vancouver and Jantzen Beach (large multi-purpose retail) to name but a few.

+ Blow Off Steam

With waterfront parks and miles of trails connected directly to CBC it is possible to exercise, take a break or enjoy what the community has to offer.

+ Get Culture

Fort Vancouver, Clark College, as well as Vancouver's main library, convention center and community center are all conveniently located in the immediate vicinity.



**BY RAIL, RIVER, ROAD &
SKY, TRANSPORTATION
IS EFFICIENT AND EASY.**





Columbia Business Center is unique in offering the full menu of transportation alternatives including rail, barge and third party logistics providers to meet all types of inbound and outbound demands for moving products. These are just a few of the benefits:

RAIL

+ Mainline Connection

CBC is served with a rail spur directly connected to the Burlington Northern Santa Fe mainline along the north side of the property.

+ Here to Serve

Rail car delivery within CBC is provided by an on-site team which can be responsive to any unusual requests and requirements and your overall business needs.

+ Fast and Efficient

Twice-a-day rail switching at CBC provides a faster turnover of inventory and increased operational efficiency along with lower demurrage charges from Burlington Northern Santa Fe due to an expedited turn around of rail cars.

+ Maximizing Resources

Predictability of switching within two four-hour switching segments in an eight-hour period allows for more productive scheduling of resources and the possibility of a reduced footprint.

+ Options, Options

CBC offers the ability to store or queue rail cars on-site and provide inter-building rail car switching for businesses who may occupy more than one building at CBC.

BARGE SLIPS

Water Highway

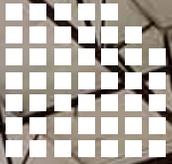
River access facilitates the movement of products which are too large to truck or ship by rail.

You Ship

You will experience no red tape or interference as CBC's barge slips are private and do-it-yourself in nature.

Good Capacity

Two barge slips accommodate river and ocean-going vessels up to 400 feet. Outside storage capacity near the barge slips allows for simplified staging and storage.



**A VARIETY OF SPACES
ARE AVAILABLE TO
FIT YOUR EVERY NEED.**



Columbia Business Center has nineteen buildings available for light industrial, distribution and flex space to meet a broad spectrum of business needs. No other business park in the Pacific Northwest offers the breadth of facility options and amenities found at CBC. These are just a few of the benefits:

LIGHT INDUSTRIAL / DISTRIBUTION

+ Loading
Common dock, dock high, dock levelers and grade-level loading available.

+ Bays
Large bays provide ease of space planning and efficiency.

+ Clearance
Height clearances up to twenty-eight feet.

+ Rail
Rail access to some buildings.

+ Storage / Staging
Large truck courts and outside storage for maneuverability and staging needs.

FLEX

+ Office
Quality office in various sizes to accommodate a wide variety of requirements.

+ Flexibility
With multiple buildings and tenant spaces, CBC businesses have been able to meet their needs over long periods of time.

+ Parking / Storage
CBC flex buildings offer ample parking and the availability of outside storage.



**INDUSTRIAL STRENGTH
SPACES DESIGNED FOR
POWERFUL RESULTS.**





As a center for heavy industry for well over fifty years, Columbia Business Center is uniquely equipped to meet the varied needs of heavy industry and manufacturing. Appropriate zoning, customized facilities, rail, barge slips and outside storage provide desired ingredients for many successful businesses. These are just a few of the benefits:

HEAVY INDUSTRIAL / MANUFACTURING

+ Zoning

Heavy industrial zoning permits the widest range of industrial and manufacturing uses.

+ Facilities

Height clearances up to fifty feet and large bays for the most unusual requirements.

+ Power

Power to meet the extra needs of heavy industry.

+ Cranes

Heavy crane rail capacity to support up to twenty-five ton cranes.

+ Project Focus

Understanding the project focus of heavy industry and lease structures, and space availability to meet such needs.

OUTSIDE STORAGE / ASSEMBLY

+ Barge

Barge slips provide a means of moving products too large or bulky to move by truck or rail.

+ Outside Storage

Stage it, park it, store it or assemble it on over 1.75 million square feet of storage area in close proximity to facilities.

+ Rail

Rail access throughout the business park.