

# FOR SALE

## Sharp Campus Land

5750 PACIFIC RIM BOULEVARD  
CAMAS, WA 98607



- Located among many of SW Washington/Clark County's largest employers
- 10 minutes to Portland International Airport
- Up to 45.98 acres available along Pacific Rim Highway consisting of 26.86 acres of Regional Commercial (RC) and 19.12 acres of Business Park (BP) zoning
- Vancouver and Camas are within the Innovation Partnership Zone (IPZ) for Applied Digital Technology Accelerator designated by Governor Inslee



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# OPPORTUNITY

to be in the center of a vibrant

# community

## SW Washington, Clark County and Camas Highlights

- Located on the Pacific Rim and bridging the states of Oregon and Washington, Clark County is an energetic and attractive business location. Pure water, inexpensive and reliable power, a skilled workforce, and great schools are reasons businesses are attracted to the area. Additionally, the County's central location and easy access to a major international airport makes travel fast and convenient
- Washington is among a small number of states with no income tax and boasts reasonable workers compensation rates
- Conveniently located alongside State Highway 14, just 10 minutes from the Portland International Airport with quick connections to major roadways I-84, I-205 and I-5
- Workforce area survey showed approx. 60,000 (33%) of Clark County workers drive to Portland for work. Nearly 80% of commuters would take a similar job locally to avoid the commute and the 9% Oregon income tax
- Camas is perfectly located at the mouth of the beautiful Columbia River Gorge. Plus just a two-hour drive from the mountains, beach or desert.
- Outstanding primary schools, high schools, trade schools, colleges and universities ensure a supply of quality employees and superior educational opportunities for your employees' families
- Camas' cost of living is approximately 20% lower than in Portland.
- Camas is part of the greater Portland-Vancouver MSA (Metropolitan Services Area). Businesses and residents have full, convenient access to the range of resources and amenities available throughout the area

*\*Information courtesy of cweda.org and CREDC.org*

# Site Map



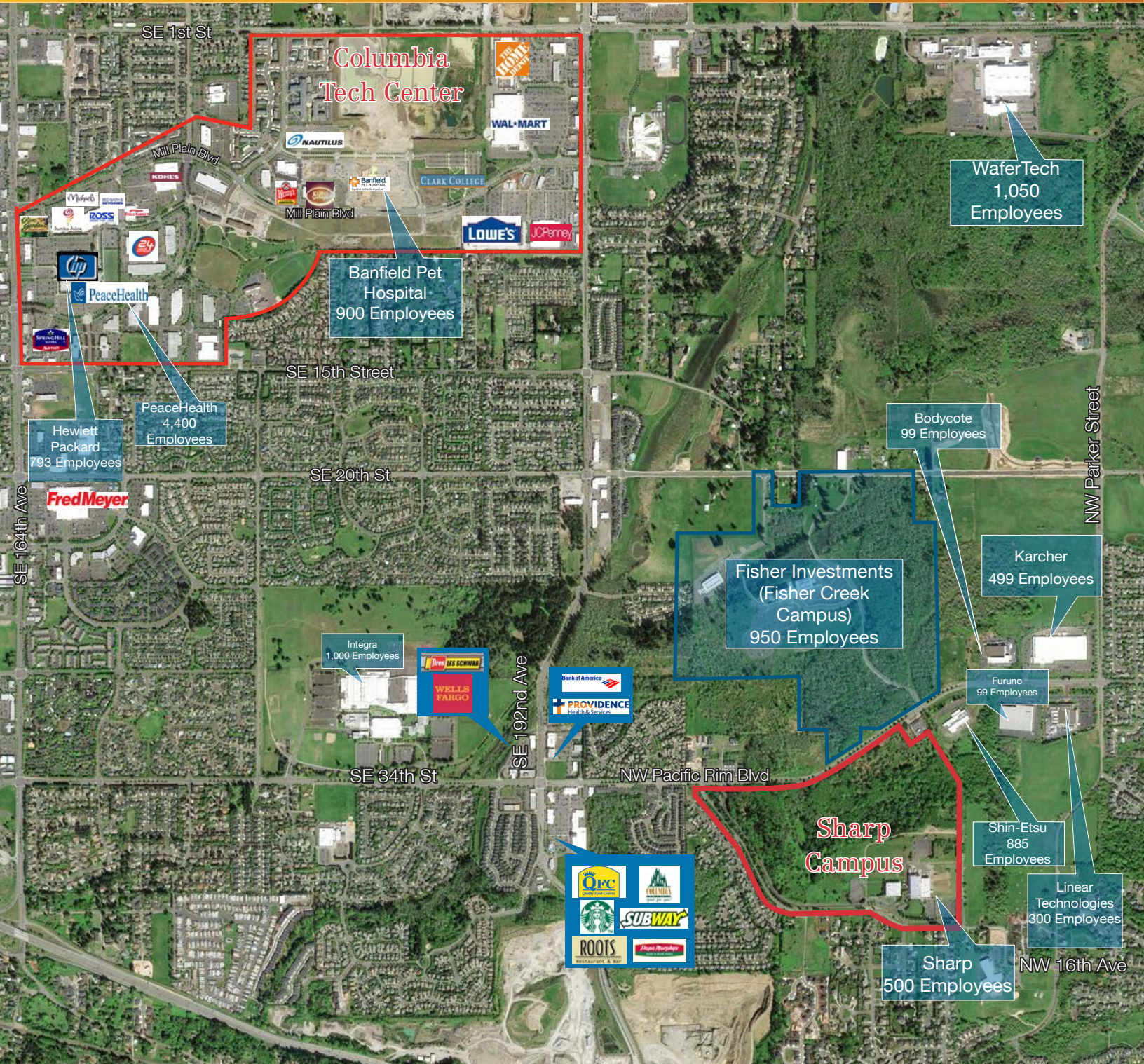
Parcel	DESCRIPTION	Zoning	Building Size (SF)	Land Size (SF)	Land Size (AC)	PRICE	PRICE/SF
1	Vacant Land	BP	N/A	832,867	19.12	\$3,750,000	\$4.50
2	Vacant Land (can be divided*)	RC	N/A	1,170,022	26.86	\$6,725,000	\$5.75
3	Vacant Land	RC	N/A	539,708	12.39	<b>SOLD</b>	
4	Vacant Land	BP	N/A	1,280,228	29.39	<b>SOLD</b>	
5	SLA Building	BP	55,774	417,740	9.59	<b>SOLD</b>	

\*Please note that Parcel 2 can be divided down to 1 acre lots. Individual lots will range in price from \$6.00 to \$10.00/SF

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