

BRIDGE POINT VANCOUVER 600

5500 NE 162nd Ave | Vancouver, WA

 **BRIDGE**

BridgepointVancouver600.com



→ [View Construction Cam](#)

APRIL 2025 DELIVERY

INTRODUCING ONE OF PORTLAND METRO'S
LARGEST, MOST FUNCTIONAL, AND
WELL-LOCATED INDUSTRIAL DEVELOPMENTS.

ZACH FRANCIS

zach.francis@kidder.com | 503-221-2290

KARLA HANSEN

karla.hansen@kidder.com | 503-721-2727



MATT LYMAN

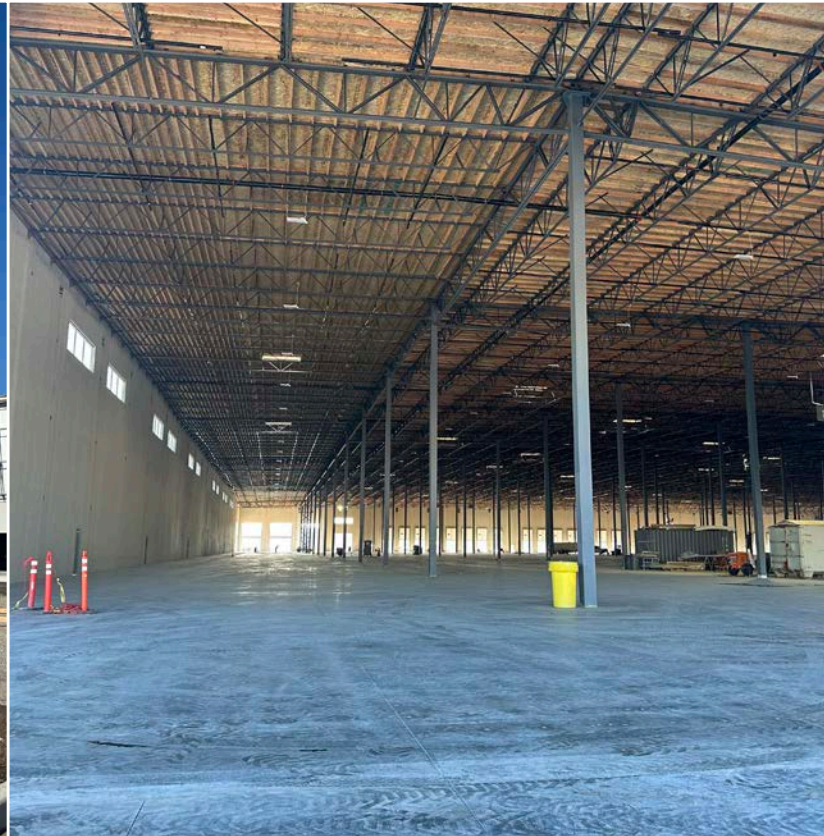
mattl@norris-stevens.com | 503-507-4880

GREG NESTING

gregn@norris-stevens.com | 503-225-8440

Norris & Stevens

INVESTMENT REAL ESTATE SERVICES

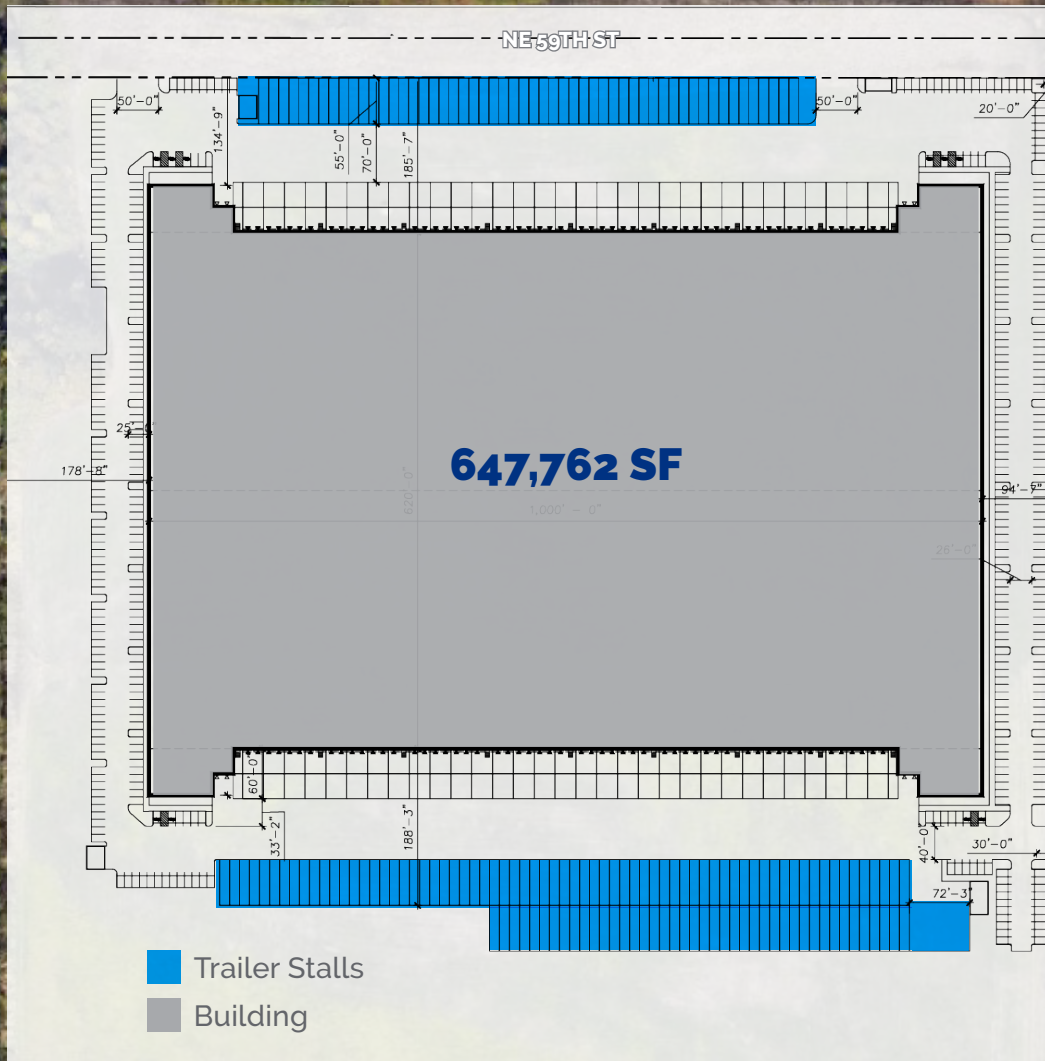


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 **Kidder Mathews**

Norris & Stevens
INVESTMENT REAL ESTATE SERVICES



647,762 SF

BUILDING
SIZE



166

TRAILER
STALLS



96/4

DOCK /
DRIVE IN DOORS



413

PARKING
STALLS



76.96 AC

SITE
AREA



50 X 56

COLUMN
SPACING



40'

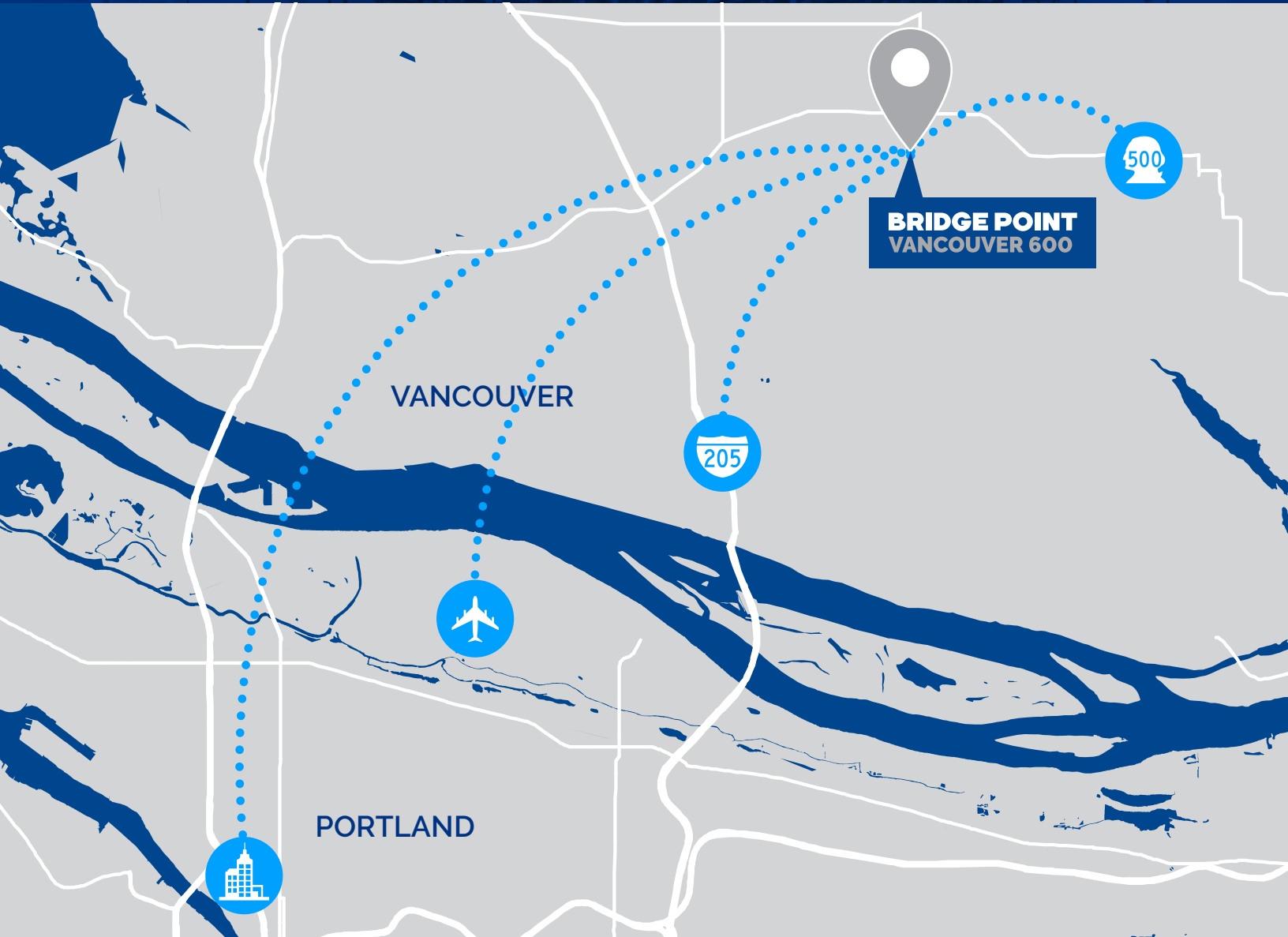
CLEAR
HEIGHT

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km Kidder
Mathews

Norris & Stevens
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TO WA-500

3 miles

TO I-205

4 miles

TO PDX

12 miles

TO PORT OF VANCOUVER

12 miles

HIGHLIGHTS

Conveniently located just 12 miles from Downtown Portland, Bridge Point Vancouver offers excellent exposure with direct access to Interstate 5 and Interstate 205. Bridge Point Vancouver boasts modern industrial functionality, in a unique close-in location, making it the most exciting development in the Portland metropolitan area.

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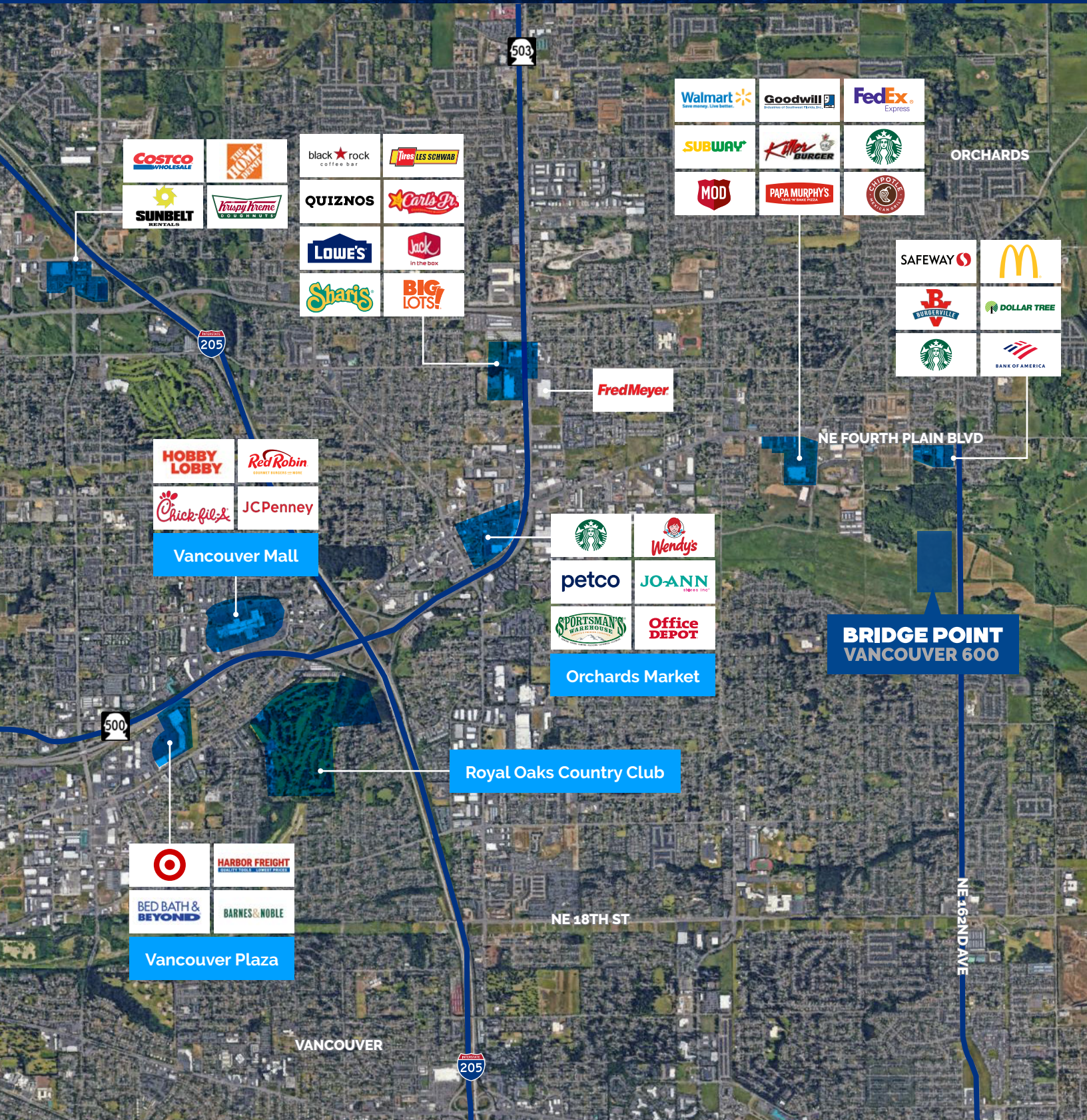
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NEARBY RETAILERS

BRIDGE



COSTCO WHOLESALE	THE HOME DEPOT	black★rock coffee bar	Tires LES SCHWAB
SUNBELT RENTALS	Krispy Kreme DOUGHNUTS	QUIZNOS	Carls Jr.
LOWE'S	Jack in the box	Staris	BIG LOTS!

Walmart Save money. Live better.	Goodwill Resurrection of Southern Thrifts, Inc.	FedEx Express
SUBWAY	Killer Burger	Starbucks
MOD	PAPA MURPHY'S PAPA'S PIZZA	CAFFINOTE CAFETERIA

SAFeway	McDonald's
BURGERVILLE	DOLLAR TREE
Starbucks	BANK OF AMERICA

HOBBY LOBBY	Red Robin SOURCET BURGERS & MORE
Chick-fil-A	JCPenney

Vancouver Mall

Starbucks	Wendy's
petco	JO-ANN FLORES INC.
SPORTSMAN'S WAREHOUSE	Office DEPOT

Orchards Market

Target	HARBOR FREIGHT TOOL BOXES • TOOLS • FACTORY
BED BATH & BEYOND	BARNES & NOBLE

Vancouver Plaza

Royal Oaks Country Club

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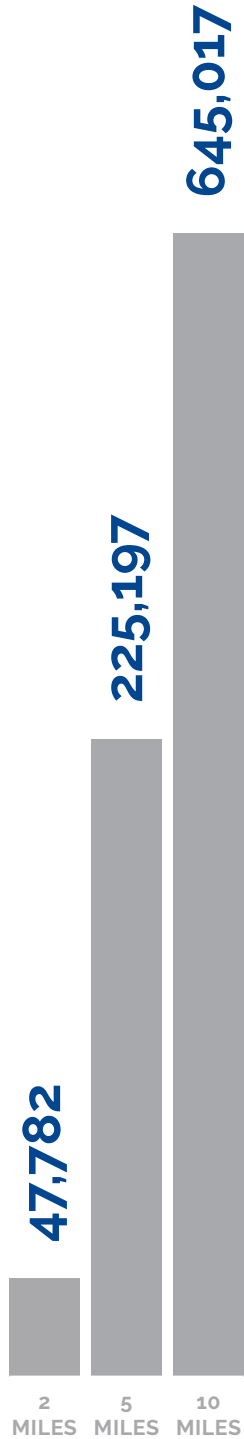
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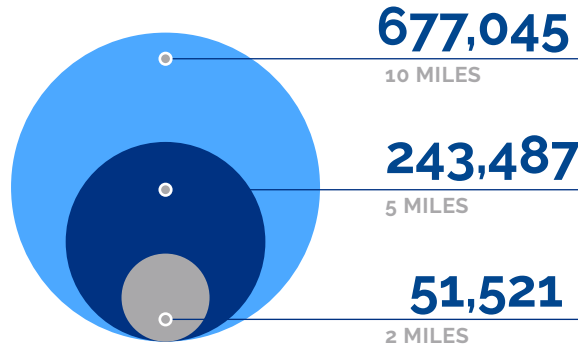
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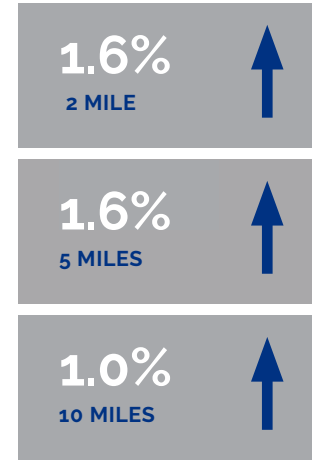
Estimated Population 2024



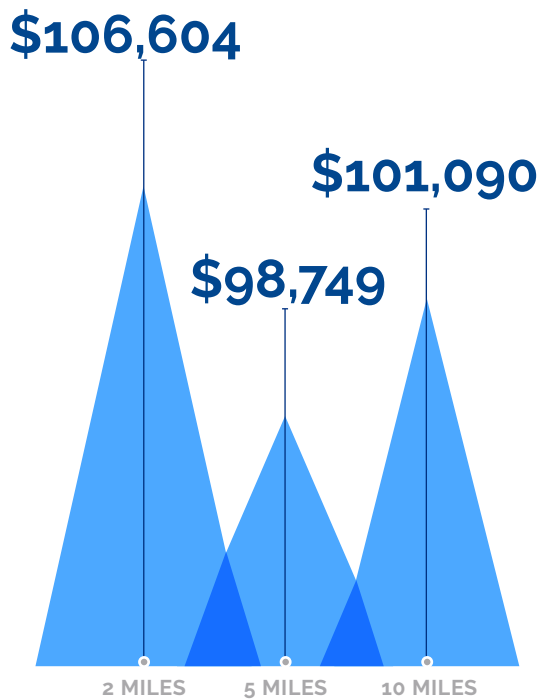
Population Forecast 2029



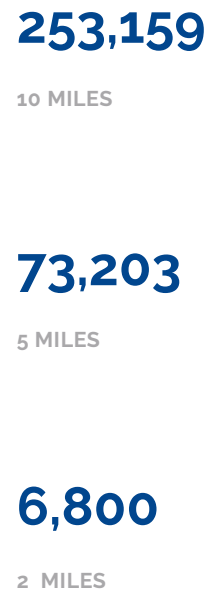
Population Growth 2024-2029



Average Household Income 2024



Estimated Employees 2024



Source: Costar

ABOUT BRIDGE INDUSTRIAL



72+ MILLION SF WORLDWIDE

Bridge is a vertically integrated real estate operating company and investment manager focused on the acquisition and development of class A industrial properties in supply-constrained CORE markets in the U.S. and the U.K.

Our people embrace complexity and execute with creativity and certainty. The results of our expertise and efforts are exceptional investor returns on irreplaceable industrial assets.



AWARDS

Developer of the Year, NAIOP SoCal	2023	Developer of the Year, NAIOP South Florida	2021, 2019, 2018, 2016
Green Lease Leader with Gold Recognition	2023	Developer of the Year, NAIOP Chicago	2021, 2019, 2015
New Good Neighbor, NJ Business & Industry Association	2023, 2021	Industrial Project of the Year - Multi-Tenant, Illinois Real Estate Journal	2021
BOMA TOBY Awards, Miami & Southern Region	2022	Deal of the Year, NAIOP New Jersey	2020, 2018
Industrial Speculative Development of the Year, NAIOP Chicago	2022, 2021, 2020, 2019, 2018, 2017	Most Significant Industrial Transaction of the Year, Illinois Real Estate Journal	2019
Industrial Project of the Year, South Florida Business Journal	2022, 2020, 2018	Community Appearance Award, City of Fort Lauderdale	2019, 2018
Industrial Impact Award, United Way of Northern New Jersey	2022	Developer of the Year, Chicago Commercial Real Estate Awards	2018, 2015, 2011
Industrial Project of the Year, NAIOP SoCal	2022	Project of the Year, NAIOP South Florida	2017
Industrial Development of the Year, Chicago Commercial Real Estate Awards	2021	Industrial Redevelopment of the Year, NAIOP Chicago	2015, 2014

BRIDGE INDUSTRIAL

10655 NE 4th St, Suite 212 | Bellevue, WA 98004

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