

SITE WORK UNDERWAY

# RIDGEFIELD CORPORATE PARK

±425,395 Square Feet  
Class A Industrial For Lease



701 - 807 S Discovery Drive, Ridgefield, WA 98642

Owned & Managed By

**PACTRUST**

S DISCOVERY DRIVE

PHASE 2

160'

703

±60,184 SQ. FT.

PHASE I

160'

701

±56,184 SQ. FT.

S 6<sup>TH</sup> WAY

160'

803

±47,343 SQ. FT.

160'

801

±70,184 SQ. FT.

S DISCOVERY DRIVE

S 11<sup>TH</sup> STREET

# PROPOSED DEVELOPMENT

RIDGEFIELD CORPORATE PARK

## PHASE ONE BUILDINGS

701

±56,184 SQ. FT.

703

±60,184 SQ. FT.

801

±70,184 SQ. FT.

803

±47,343 SQ. FT.

Phase I Total: 233,895 sq. ft.

Phase II Total: 191,500 sq. ft.

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Owned & Managed By  
**PacTrust**

[www.pactrust.com](http://www.pactrust.com)



## WHY RIDGEFIELD

# STRATEGIC LOCATION & PRO-BUSINESS MOMENTUM

1

### Centralized Access

Situated along the I-5 corridor, 20 minutes from Portland and Portland International Airport with direct access to the Port of Ridgefield.

3

### Cost-Effective

Enjoy the financial advantages of no corporate or personal income tax.

5

### Development-Ready

Existing infrastructure, developable land, and three unique business hubs – all ready for growth.

2

### Skilled Workforce

Tap into a highly trained, educated talent pool.

4

### Pro-Growth Community

Partner with a responsive public sector offering comprehensive support including accelerated permitting to get your business operational faster.

6

### Employment (E) Zoning

This district allows a wide range of uses such as light manufacturing, corporate offices, business services, and supporting enterprises. **SEE ZONING CODE**

LEARN MORE →



AERIAL TAKEN SEPTEMBER 2024



# LEASING

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I-5 INTERCHANGE



S 6<sup>TH</sup> WAY

S 6<sup>TH</sup> WAY

S DISCOVERY DRIVE

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