PAD READY

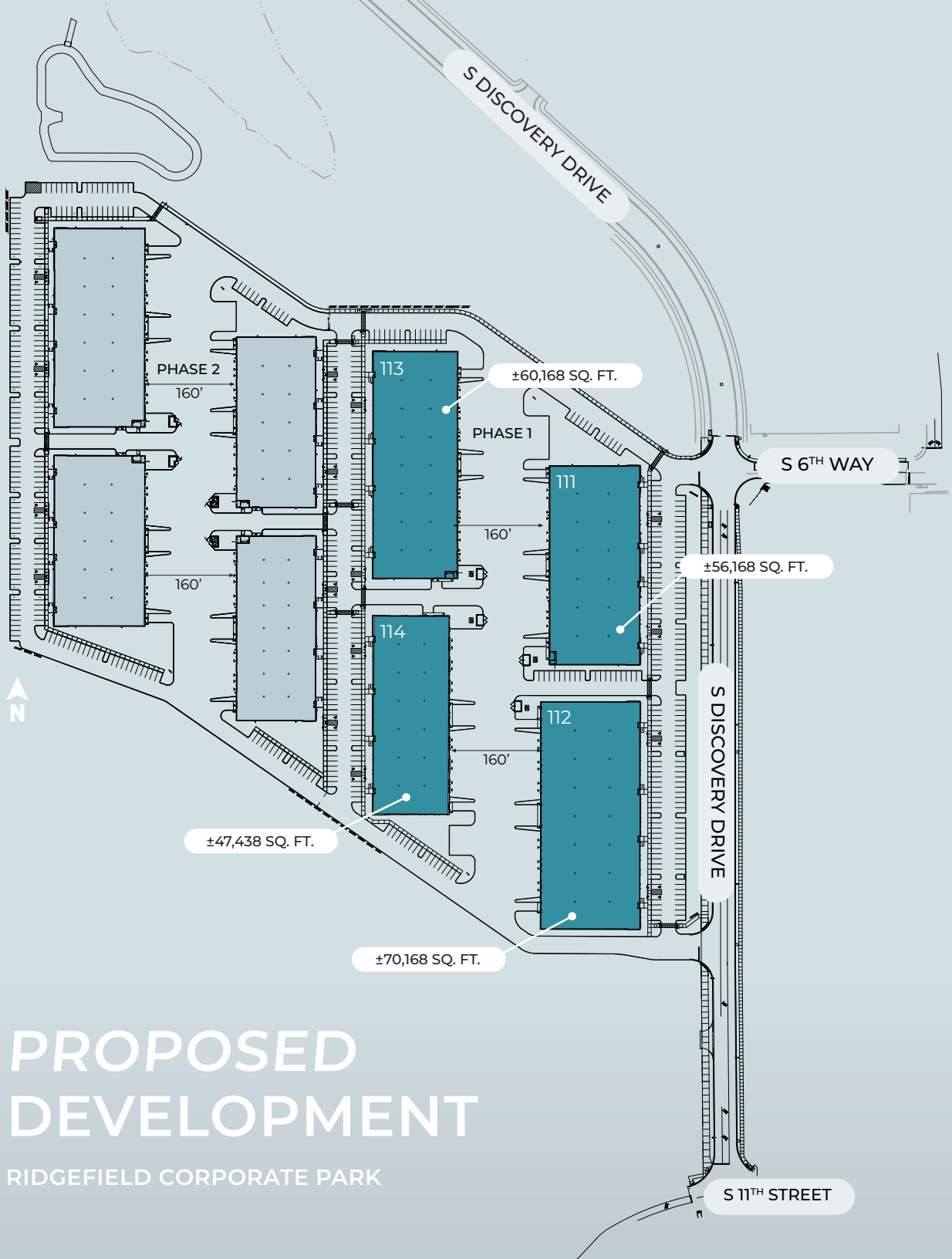
RIDGEFIELD CORPORATE PARK

±425,440 Square Feet
Class A Industrial For Lease



701 - 807 S Discovery Drive, Ridgefield, WA 98642

Owned & Managed By
PACTRUST



PROPOSED DEVELOPMENT

RIDGEFIELD CORPORATE PARK

PHASE ONE

BUILDINGS

111
±56,168 SQ. FT.

113
±60,168 SQ. FT.

112
±70,168 SQ. FT.

114
±47,438 SQ. FT.

Phase I Total: 233,940 sq. ft.
Phase II Total: 191,500 sq. ft.

- 24' CLEAR HEIGHT
- ESFR SPRINKLERS

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PACTRUST

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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.

2

Skilled Workforce

Tap into a highly trained, educated talent pool.

3

Cost-Effective

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

4

Pro-Growth Community

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

5

Development-Ready

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

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 →



LEASING

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AERIAL TAKEN APRIL 2026

RIDGEFIELD CORPORATE PARK
701 - 807 S DISCOVERY DRIVE, RIDGEFIELD, WA