

PAD READY

RIDGEFIELD CORPORATE PARK

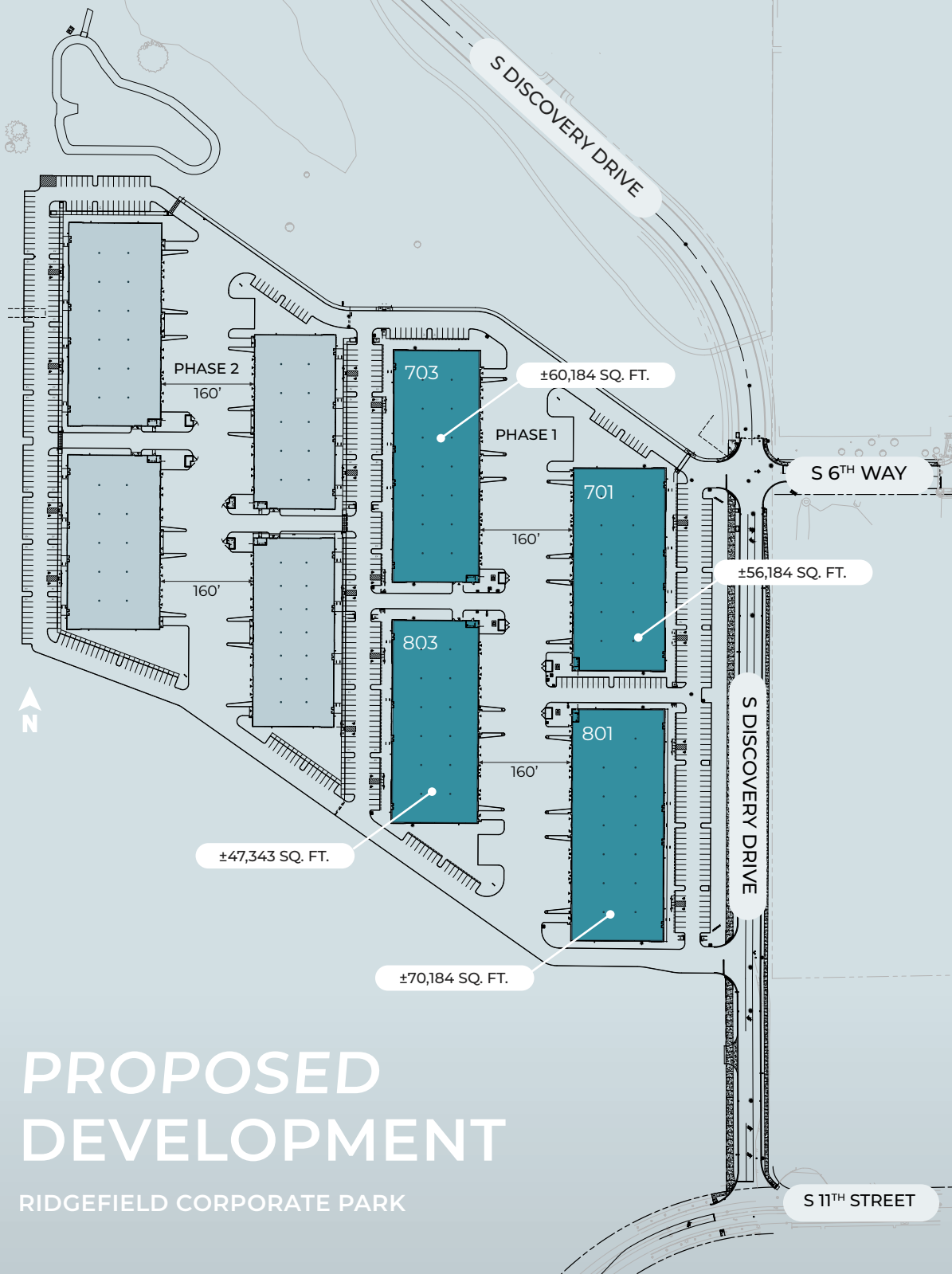
±425,395 Square Feet
Class A Industrial For Lease



701 - 807 S Discovery Drive, Ridgefield, WA 98642

Owned & Managed By

PACTRUST



PROPOSED DEVELOPMENT

RIDGEFIELD CORPORATE PARK

PHASE ONE BUILDINGS

701 703

±56,184 SQ. FT.

±60,184 SQ. FT.

801 803

±70,184 SQ. FT.

±47,343 SQ. FT.

Phase I Total: 233,895 sq. ft.

Phase II Total: 191,500 sq. ft.

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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.

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.

LEARN MORE →

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**



RIDGEFIELD CORPORATE PARK

0.5 MILES

5

COSTCO
WHOLESALE

INTERCHANGE

PHASE 1

S 6TH WAY

S DISCOVERY DRIVE

S 11TH STREET

AERIAL TAKEN APRIL 2026



LEASING

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I-5 INTERCHANGE 5

S 6TH WAY

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AERIAL TAKEN APRIL 2026

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