





LAND AVAILABLE

King/Pierce/Thurston Counties



January 2012






| Photo | Location | ± Total Size | Price | Zoning | Comments | Contact |
|--|---|-----------------------------|---|----------------------|---|---|
| KING COUNTY | | | | | | |
|  | 35019 West Valley Hwy S Algona, WA | 19 acres (10 useable) | \$3,267,000 (\$7.50 psf) BRING ALL OFFERS - SERIOUSLY! | Heavy Commercial | <ul style="list-style-type: none"> Situated off of Hwy-167 Supermall exit Nice site for auto sales and repair, retail uses, casinos, or heavy equipment sales and repair Sellers will build-to-suit | <p>Scott Price 253.395.3130</p> <p>Kermit Jorgensen 253.395.3384</p> <p>Mike Avila Pacific Rim Real Estate 253.961.4305</p> |
|  | 23000 SE 229th St Maple Valley, WA | 10.74 acres | \$6.00/sf | Industrial | <ul style="list-style-type: none"> Ideal contractor yard Three tax parcels Completely filled with retention pond Minutes from SR-169 & Hwy-18 Fully fenced and lit Water, gas and electrical to site Could possibly divide | <p>Mike Roy 253.395.3606</p> <p>Scott Price 253.395.3130</p> |
|  | Diamond Plaza 31114 – 3rd Avenue Black Diamond, WA | 9.5 acres (5.42 useable) | \$999,999 (\$4.24 psf) BRING ALL OFFERS! | Community Commercial | <ul style="list-style-type: none"> 550' of frontage on Hwy-169 Approved site plan for 70,000 SF of office/retail Conventional purchase, seller financing or joint venture will be considered | <p>Stephanie Clabaugh 253.779.2403</p> <p>Scott Price 253.395.3130</p> |
|  | Madison Park Medical Ctr 4001 19th Street Tacoma, WA | 5.54 acres | \$5,791,000 (24.00 psf) | | <ul style="list-style-type: none"> Easy access with traffic light at South Proctor St Near Allenmore Hospital Views of tranquil Snake Lake Nature Preserve | <p>Denise Davis 253.779.2423</p> <p>Bruce Valentine 253.779.2400</p> |

LAND AVAILABLE

King/Pierce/Thurston Counties



January 2012

| Photo | Location | ± Total Size | Price | Zoning | Comments | Contact |
|--|---|---|--|---|--|---|
|  | Pacific Coast Ford 33207 Pacific Hwy S Federal Way, WA | 4.96 acres | \$3,600,000 | BC Community Business | <ul style="list-style-type: none"> • Apx 275' of frontage on Pacific Hwy • Paved, fenced and lit yard • 22,857 sf showroom & shop • Easy access to I-5 and Hwy-18 | Bruce Valentine 253.779.8400 Denise Davis 253.779.2423 |
|  | Military Road Land 23703 Military Road S Kent, WA | 4.48 acres | \$1,750,000 | GC General Commercial | <ul style="list-style-type: none"> • Excellent location fronting I-5 • Traffic counts of 192,000 cars per day on Interstate 5 • Most commercial uses allowed • Vested for mini-storage through July 2012 | Stephanie Clabaugh 253.779.2403 Briana Hickey 253.779.2424 |
|  | Highway 410 Commercial Land 350 Roosevelt Ave Enumclaw, WA | 4.37 acres | \$700,000 | HCB Highway and Community Business | <ul style="list-style-type: none"> • Broad zoning designation allows for a wide range of potential uses • Existing 1,276 SF commercial structure on site • Lot is level and at-grade • Located near McDonalds, Pizza Hut, Safeway and Rite Aid | Kermit Jorgensen 253.395.3384 |
|  | 18600 8th Ave S SeaTac, WA | 3.14 acres | \$1,367,410 For Lease @ \$.08/SF | BP Business Park | <ul style="list-style-type: none"> • Available for sale or lease • Excellent freeway access • Close proximity to the SeaTac International Airport • Located near numerous amenities, Utilities to the site | Bruce Valentine 253.779.8400 |
|  | Comcast Surplus Yard 1401 W Valley Hwy N Auburn, WA | 91,175 sf <u>Parcel 1</u> 47,559 sf <u>Parcel 2</u> 43,616 sf | \$9.25/SF | M-1 | <ul style="list-style-type: none"> • Level, rectangular property • West Valley Hwy N frontage • Utilities in the street • Located outside FEMA 100-year flood plain • Immediate access to Hwy-167 | Scott Price 253.395.3130 Joel Jones 253.779.2422 |

LAND AVAILABLE

King/Pierce/Thurston Counties



January 2012

| Photo | Location | ± Total Size | Price | Zoning | Comments | Contact | | |
|----------------------|---|-----------------------------|-------------|---------------------------|--|---|---|-----------------------------|
| | 115th & E Marginal Land 3800 S 115 th St Tukwila, WA | 76,310 sf (1.74 acres) | \$1,350,000 | MIC/L | <ul style="list-style-type: none"> Parcel # 102304-9085 Utilities in street Just off of East Marginal, south of Boeing Access Road and I-5 Possible seller financing | Kevin Skillestad 253.395.3117 Scott Price 253.395.3130 | | |
| | Former Queen Anne Upholstery Ground Lease 1110 Elliot Ave W Seattle, WA | 29,176 sf | Negotiable | Retail | <ul style="list-style-type: none"> Long-term ground lease available Conveniently located between Queen Ann and Magnolia in the Interbay area Within close proximity to Interbay Urban Center with Whole Foods as the anchor | Kevin Skillestad 253.395.3117 | | |
| | Auburn Commercial Lot 202 29 th St NW Auburn, WA | 27,443 sf | \$190,000 | C-3 (Heavy Commercial) | <ul style="list-style-type: none"> Located adjacent to Emerald Downs Existing house (1,550 SF) Permitted use includes auto repair, building contractor services, including storage yards (buyer to verify uses) | Kermit Jorgensen 253.395.3384 | | |
| PIERCE COUNTY | | | | | | | | |
| | Mountain Hwy East 20100 Mountain Hwy E Spanaway, WA | 731,000 sf (16.78 acres) | \$6,500,000 | Mixed use development | <ul style="list-style-type: none"> Land for sale or ground lease Rapidly growing retail/residential area Pads available High traffic volume site | Bruce Valentine 253.779.2400 Stephanie Clabaugh 253.779.2403 | | |
| | Stellar Structures Site 3513 142 nd Ave E Sumner, WA | 9.92 acres | \$3,675,000 | IL Light Industrial | <ul style="list-style-type: none"> Entire site for developer or owner/user Includes apx 15,000 SF of buildings | Kermit Jorgensen 253.395.3384 | | |
| | | 4.93 acres | \$2,575,000 | | | | <ul style="list-style-type: none"> Improved area – paved site w/ buildings Owner/user or sale/leaseback | Scott Price 253.395.3130 |
| | | 4.99 acres | \$1,521,550 | | | | <ul style="list-style-type: none"> Unimproved area 2/3 filled with curbs, gutter and sidewalk | |

LAND AVAILABLE

King/Pierce/Thurston Counties



January 2012






| Photo | Location | ± Total Size | Price | Zoning | Comments | Contact |
|-------|---|--------------------------|---|------------------------------------|--|---------------------------------|
| | Port Logistics Center 6404 – 20th St E Fife, WA | 389,825 sf Bldg H Lot | \$9.50 | CMU Commercial Mixed Use | <ul style="list-style-type: none"> All entitlements have been completed Entire project is under old SEPA regulation, allowing for more SF than the new criteria All utilities run to site All environmental studies have been completed and the site is clean No B&O tax in the City of Fife BTS building sizes: Bldg A – 19,350 sf (industrial/retail) Bldg B – 19,350 sf (industrial/retail) Bldg C – 53,720 sf (industrial) Bldg D – 53,720 sf (industrial) Bldg E – 18,000 sf (industrial/retail) Bldg F – 51,300 sf (industrial) Bldg H – 177,950 sf (industrial) | Scott Price 253.395.3130 |
| | | 147,423 sf Bldg C Lot | \$10.00 | Lot H zoned M-1 | | Casey Sheehan 253.395.5067 |
| | | 142,938 sf Bldg D Lot | \$10.00 | | | |
| | | 142,767 sf Bldg G Lot | \$10.00 | | | |
| | | 141,354 sf Bldg F Lot | \$10.00 | | | |
| | | 66,607 sf Bldg A Lot | \$15.00 | | | |
| | | 56,345 sf Bldg E Lot | \$15.00 | | | |
| | | 50,789 sf Bldg B Lot | \$15.00 | | | |
| | Purdy Business Park Hwy-16 & Goodnough Dr Gig Harbor, WA | +/- 8 acres | \$3,375,000 (\$9.75/SF) | B-2 City of Gig Harbor | <ul style="list-style-type: none"> Freeway exposure with approx. 60,000 cars per day Large lot for scalable development Subdivided into four smaller parcels | Chris Highsmith 253.779.2402 |
| | American Lake Gardens 7010 – 150th SW Lakewood, WA | 7.17 acres | \$1,200,000 Seller Financing Available | IBP Industrial Business Park | <ul style="list-style-type: none"> Centrally located in Puget Sound Excellent access to I-5 Frontage along future Cross-Base Hwy Sewer available to site Excellent soils, level site | Chris Highsmith 253.779.2402 |

LAND AVAILABLE

King/Pierce/Thurston Counties



January 2012







| Photo | Location | ± Total Size | Price | Zoning | Comments | Contact |
|--|---|--|---|--------------------------------|--|--|
|  | Homotel Inn/Land 3520 Pacific Hwy E Fife, WA | 5.24 acres (228,342 sf) | \$5,600,000 | RC Regional Commercial | <ul style="list-style-type: none"> Hotel or redevelopment opportunity 110-unit hotel (49,213 SF) Freeway frontage on I-5 Near Port of Tacoma exit | Bruce Valentine 253.779.2400 Chris Highsmith 253.779.2402 |
|  | Pioneer Way Industrial Property 13707 Pioneer Way E Puyallup, WA | 4.4 acres | \$6.95/sf Yard Lease \$.09/sf | EC Employment Center | <ul style="list-style-type: none"> Storm drainage in place allowing for full use of property and savings of approx. \$2.50/SF in development costs SEPA approved & filled site Future rail-service Located east of new Shaw Road Extension overpass, Minutes from SR-167 | Scott Price 253.395.3130 |
|  | I-5 Development Site 12507 Pacific Hwy SW Lakewood, WA | 116,633 sf (2.68 acres) | \$2,099,394 (\$18.00/sf) | C-1 City of Lakewood | <ul style="list-style-type: none"> Prime site for Auto Sales, Hotel, Retail Development or Religious Institution 400 feet of I-5 frontage Excellent traffic counts High visibility to military bases | Stephanie Clabaugh 253.779.2403 Mike Hickey 253.779.2401 |
|  | Markham Property 4408 – 70 th Avenue E Fife, WA | 110,642 sf (2.52 Acres) | \$840,000 (\$7.59/sf) | Industrial City of Fife | <ul style="list-style-type: none"> Rectangular lot is cleared, level and partially filled; SEPA Approved Great access to I-5 from 70th Avenue E Utilities in the street New sewer extension currently being constructed | Kermit Jorgensen Scott Price 253.395.4848 Bruce Valentine 253.779.2400 |
|  | DuPont Station 1545 Wilmington Dr DuPont, WA | <u>Pad 2</u> 107,790 sf <u>Pad 4</u> 103,673 sf | \$29.00 | Commercial & Master Planned | <ul style="list-style-type: none"> Excellent visibility All utilities delivered to site Great signage Will build-to-suit | Stephanie Clabaugh 253.779.2403 |

LAND AVAILABLE

King/Pierce/Thurston Counties



January 2012

| Photo | Location | ± Total Size | Price | Zoning | Comments | Contact |
|--|--|----------------------------|--------------------------|--------------------------------------|---|--|
|  | Steele Street Lots Steele St S & 116th St S Tacoma, WA | ±72,000 ±40,000 | \$1,368,000 \$600,000 | | <ul style="list-style-type: none"> • Will build to suit • Corner lot at stoplight • Steele Street frontage • Convenient access to Hwy-512 | Bruce Valentine 253.779.2400 |
|  | Orting Hwy Frontage 504 Washington Ave N Orting, WA | 30,000 sf | \$900,000 | Mixed Use Town Center | <ul style="list-style-type: none"> • Across from McDonalds, next to Orting High School • 150 feet of frontage x 200 feet • All utilities in close proximity | Bruce Valentine 253.779.2400 |
|  | Former R & T Motors 6112 River Road Puyallup, WA | 27,878 sf 720 sf office | \$275,000 | | <ul style="list-style-type: none"> • Tremendous visibility and access • Operating auto sales lot as of 6/1/2011 • Pylon signage available • 330 feet of frontage on River Road E | Kermit Jorgensen 253.395.3384 |
|  | Knob Hill Apartment Land 2912 South C Street Tacoma, WA | 26,000 sf | \$1,500,000 | R-4, City of Tacoma | <ul style="list-style-type: none"> • Apartment land located near the University of Washington-Tacoma • Excellent views of Downtown Tacoma • 60' height limit • Excellent access to major freeways | Chris Highsmith Stephanie Clabaugh Briana Hickey 253.779.8400 |
|  | McCarver Village 2306 S Yakima Avenue Tacoma, WA | ±22,390 sf | \$1,120,000 | RCX Residential Commercial Mixed use | <ul style="list-style-type: none"> • Potential multi-family apartments or student housing • Overlooks downtown Tacoma • Close to University of Washington – Tacoma campus | Tom Brown 253.779.2427 Eric Cederstrand 253.779.2428 |
|  | 6304 6th Avenue Tacoma, WA | 20,183 sf | \$.10/sf \$1,441,000) | | <ul style="list-style-type: none"> • Located behind a 8,002 SF multi-tenant retail building which is also for lease at \$15.00/SF Full Service • Easy access to Hwy-16 • Sale price is for land and retail building together | Briana Hickey 253.779.2424 Joel Jones 253.779.2422 |

LAND AVAILABLE

King/Pierce/Thurston Counties



January 2012

| Photo | Location | ± Total Size | Price | Zoning | Comments | Contact |
|--|--|---------------------------|-----------------------------|--|---|--|
|  | Spanaway Plaza 14906-15022 Pacific Ave S Spanaway, WA | 18,917 sf | Negotiable (For Lease) | Retail Pad Site | <ul style="list-style-type: none"> • Exposure to Pacific Ave S & Military Rd S • High traffic signalized intersection • Close to major freeways • Will consider BTS for qualified tenant | Stephanie Clabaugh 253.779.2403 |
| THURSTON COUNTY | | | | | | |
|  | Henderson Commercial Park 2101, 2102, 2201 & 2301 Henderson Park Ln SE Olympia, WA | 6.13 acres (four lots) | \$3,741,000 (\$14.00/sf) | Commercial Services High Density | <ul style="list-style-type: none"> • Lots ranging from 0.8 to 2.08 acres • Binding site plan and all infrastructure complete • Incredible I-5 visibility and access • Possible site uses: Hotel, Office, Retail and Medical | Tom Brown 253.779.2427 Eric Cederstrand 253.779 |
|  | Yelm Land Yelm Ave W & Edwards St Yelm, WA | 0.28 acre | \$147,000 | Commercial | <ul style="list-style-type: none"> • Located in the heart of Yelm • Multiple ownership possibilities • Ability to acquire adjacent 0.26 acre property with existing tenant and instant rental income | Briana Hickey 253.779.2424 |