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## Bruce Valentine

### Principal



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#### PARTIAL CLIENT LIST

AMB  
Columbia Bank  
FedEx  
IDX  
Manor Hardware and  
Construction Supply  
Northwest Building LLC  
Principal Financial  
Pyrodine  
Rainier Pacific  
Simpson Tacoma  
Investment Company  
Sound Mattress LLC  
The Port of Tacoma

#### Neil Walter Company

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Bruce has been an active player in the Pierce County industrial market for nearly 20 years, and is a founding principal of Neil Walter Company. Bruce was the point-of-contact for the Fife Commerce Center, and successfully pre-leased the entire 780,000 square foot development. He also heads the leasing team for Lakewood Industrial Park, which recently took the Park from 30% vacant to 100% occupancy within one year.

#### NOTABLE ASSIGNMENTS

- **FedEx.** Are in the process of developing a 21-acre cross-dock facility for FedEx in Fife, Washington on behalf of the Property Owner (Wapato Creek LLC). Negotiated the lease with FedEx Freight for a 14-year lease term.
- **Simon Johnson LLC.** Represented Simon Johnson LLC in a portfolio acquisition of four separate Properties in Federal Way along with the acquisition, development, leasing and sale of a 16-acre industrial development at 115<sup>th</sup> Street South and Steele Street in Pierce County.
- **AMB.** Represented both Intracorp and AMB in a 40 acre industrial land acquisition and lease up of 390,000 square feet of industrial space in Puyallup, Washington.
- **Pyrodine.** Represented Pyrodine in their site selection for 130,000 square feet in the Port of Tacoma.

#### EDUCATION

- University of Puget Sound, B.A. in Science Economics
- Commercial Brokers Association, Member

# Professional Profile