







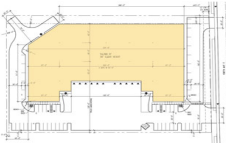




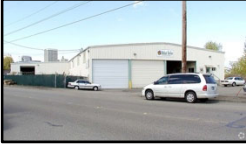













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|--|--|--------|-----------------------|-------------------------------|--|--|
| PIERCE COUNTY | | | | | | |
|  | LPC Frederickson ONE 38 th Ave E & 200 th St E Frederickson, WA | Bldg 1 | 478,142 | Call for rates | <ul style="list-style-type: none"> Bldg 1 to start construction 1Q 2019 Zoned EC 56' wide private roads, easy for trucks Access to heavy power 30'-40' clear heights T-5 & LED lighting; ESFR sprinklers Rail access possible Lot 3 (7.23 acres) & 5A (4.54 acres) can both be converted to small building BTS | Scott Price 253.779.2419 |
| | | Bldg 2 | 512,432 | | | |
| | | Bldg 4 | 409,980 | | | |
| | | Bldg 5 | 976,200 | | | |
| | | Bldg 6 | 64,500 | | | |
|  | Frederickson Pacific Industrial Park 38 th Ave E & 200 th St E Frederickson, WA | Bldg B | 713,800 | Call for rates | <ul style="list-style-type: none"> Delivery 2nd Quarter 2019 36' Clear Height Concrete truck aprons 112-132 DH; 141-257 trailer stalls 308-431 car stalls | Kermit Jorgensen 206.787.1475 Mike Roy 206.787.1470 |
|  | The Viking Shaw Rd E & 5th Ave SE Puyallup, WA www.knutsonfarmsindustrialpark.com | | 438,065 | Call for rates | <ul style="list-style-type: none"> UNDER CONSTRUCTION July 2019 completion Site size is 22.9 acres Concrete tilt-up construction 120 DH; 8 GL; 36' clear height ESFR sprinkler system T5 lighting | Bruce Valentine Scott Price Joel Jones 253.779.8400 |
|  | Former Lakewood Gravel Pit I-5 & 47 th St SW Lakewood, WA | Bldg B | 284,800 | TBD | <ul style="list-style-type: none"> +29.08-acre site Great freeway access with I-5 frontage Good truck maneuverability 130' truck courts Trailer parking | Bruce Valentine 253.779.2400 |
| | | Bldg A | 216,200 | TBD | | |





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|  | Prologis Park Sumner 3401 W Valley Hwy E Sumner, WA | Bldg A | 263,168 (BTS office) | Call for rates | <ul style="list-style-type: none"> • UNDER CONSTRUCTION • 32' clear height • 56 DH; 6 GL • 229 parking spaces; 50 trailer spaces | Michael Roy 206.787.1470 |
| | | Bldg B | 97,787 (BTS office) | Call for rates | <ul style="list-style-type: none"> • 30' clear height • 21 DH; 2 GL • 78 parking spaces; 5 trailer spaces | Kermit Jorgensen 206.787.1475 |
|  | Portside 55 Taylor Way & Lincoln Ave Tacoma, WA | Bldg C | 220,360 | Call for rates | <ul style="list-style-type: none"> • UNDER CONSTRUCTION • Concrete Tilt-up Construction • 30' clear height • ESFR Sprinklers • Zoned PMI (Port Maritime & Industrial) • Rail Available | Scott Price 253.779.2419 |
| | | Bldg A | 155,100 | For sale or lease | | Joel Jones 253.779.2422 |
| | | Bldg B | 51,900 | | | |
|  | Former Martinac Shipyard 401 E 15 th St Tacoma, WA | | 84,285 (9,041) | \$0.135/SF \$35,000/Mo | <ul style="list-style-type: none"> • Commencement Bay access with dock-and-launch rails • Strategically located along the Thea Foss Waterway, just minutes from downtown Tacoma & Port of Tacoma • 1 Mile from I-5 and I-705 • Close proximity to SeaTac Airport • Easy ingress/egress from SR-509 and local arterials | Bruce Valentine 253.779.2400 Derrick Urquhart 253.779.2403 |
|  | 3701 20th St E Fife, WA | | 64,000 | \$11,879,000 | <ul style="list-style-type: none"> • Unbeatable access and visibility between two I-5 interchanges • 3.73 Acres • 9 DH; 6 GL • Showroom, warehouse, yard • Suited for multiple uses | Aaron Rosen 253.779.2418 Derrick Urquhart 253.779.2403 |
|  | Bridge Point Sumner 60 1710 136 th Ave E Sumner, WA, | | 67,137 (BTS office) | Call for rates | <ul style="list-style-type: none"> • 4th Qtr 2019 Delivery • 3 GL; 10 DH; 30' Clear • 120' truck court; 54 parking stalls • M-1 Zoning, City of Sumner • Easy access to Hwy-167 | Scott Price 253.779.2419 Kermit Jorgensen 206.787.1475 |




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|  | Sterling Building 16719 110 th Ave E Puyallup, WA | | 43,100 | \$4,300,000 | <ul style="list-style-type: none"> • 4 GL and 1 DH; 20'-24' • 23,100 SF with 1 GH & 1 DH vacancy • 73 Parking stalls • Near Thun Filed, 4 miles south of SR-512 • <1 mile East of Meridian/161 | Aaron Rosen 253.779.2418 Amanda Bruce 253.779.2434 |
|  | Teeter Distribution Building 9902 162nd St Ct E Puyallup, WA | | 31,386 (9,900) | \$3,200,000 | <ul style="list-style-type: none"> • UNDER CONTRACT • 4,500 SF of structured mezzanine (not included in total SF) • 1 GL; 5 DH; 24'-26' clear height • 32 parking stalls • Zoned MUD | Scott Price 253.779.2419 Joel Jones 253.779.2422 |
|  | Port of Tacoma Warehouse 501 E 11st St Tacoma, WA | | 27,700 | \$1,850,000 or lease for \$11,500/Mo NNN | <ul style="list-style-type: none"> • 36' clear height; 20,000-lb crane • Zoned M-2(Heavy Industrial) • 20,000 SF fenced yard area • Perfect location for fabrication, boat building or manufacturing business • Easy access to/from SR 509 | Eric Cederstrand 253.779.2428 Tom Brown 253.779.2427 |
|  | Fife Business Center 4624-4630 16 th St E Fife, WA | Contiguous Space | 12,500 | \$0.75/SF \$0.24 NNN | <ul style="list-style-type: none"> • Freeway signage on I-5 • Many nearby amenities • Excellent access to I-5 and Port of Tacoma | Joel Jones 253.779.2422 Nick Ratzke 253.779.2414 |
| | | A-4 | 1,600 (700) | | | |
| | | B-5 | 2,500 | | | |
| | | B-6 | 2,500 | | | |
| | | B-17 | 2,500 | | | |
| | | B-18 | 2,500 | | | |
| | | B-19 | 2,500 | | | |

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|  | Bokay To Go 525 E 15 th St Tacoma, WA | | 17,856 (1,607) | \$3,150,000 | <ul style="list-style-type: none"> • Rare Port of Tacoma building • Perfect for redevelopment into office or residential (90 Height Limit) • Fully leased until 2021 • Heavy power (3 phase) • Rail served with over an acre of yard area | Theron Meier 253.779.2426 |
|  | Former Tacoma Design Center 102 S 26 th St Tacoma, WA | | 15,800 | \$6.00 NNN | <ul style="list-style-type: none"> • Highly visible corner of Pacific Ave & 26th St next to Brown & Haley and Cheers • Surface parking lot with 27 parking stalls • 2 grade-level doors with dock • Conveniently located on Light Rail route • Easy access to both I-5 and Hwy-705 | Tom Brown Eric Cederstrand Amanda Bruce 253.779.8400 |
|  | Stacy Building 2909 S Wilkeson St Tacoma, WA | | 14,930 (3,630) | \$0.68 Blended Gross | <ul style="list-style-type: none"> • UNDER CONTRACT • 1 GL door; 3 DH doors; 12'-18' clear • M-2 zoning • Approximately 8,000 SF of fenced yard • Possible purchase option | Aaron Rosen 253.779.2418 |
|  | Dillanos Distribution Center 1620 45 th St E Sumner, WA | | 14,864 | \$0.60 NNN | <ul style="list-style-type: none"> • Available now • 1 GL; 1 DH; 30' Clear Height • 125' truck court, unopposed loading • Min in/out or dead storage use preferred | Kermit Jorgensen 206.787.1475 |
|  | Fife Business Park 5003 Pacific Hwy E Fife, WA | 4813 | 14,400 Div to 7,125 (2,463) | \$10,800/Mo | <ul style="list-style-type: none"> • Grade-level roll up doors • Sprinklered and insulated • NNN's include: water, sewer, garbage, and HVAC maintenance | Griffin Day 206.787.1800 Nick Ratzke 253.779.2414 |

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|  | 24th Street Business Park 24 th St E & 138 th Ave E Sumner, WA | Bldg C South | 10,820 (1,038) | \$0.99 Mod Gross | <ul style="list-style-type: none"> • Insulated bay doors (14'x14') • 18'-20' clear height with clear span • Insulated, sprinklered, gas heat • Heavy 3-phase power in each unit • Immediate access to Hwy-167 | Griffin Day Fletcher Farrar Kermit Jorgensen 206.787.1800 |
| | | Bldg D North Ste 3/4/7 | 6,010 (240) | \$6,010/Mo Gross | | |
| | | Bldg D North 5/6 | 4,014 (458) | \$4,014/Mo Gross | | |
| | | Bldg C North Ste 8-9 | 4,003 (349) | LEASED | | |
| | | Bldg D South Ste 106-107 | 3,606 (239) | \$3,606/Mo Gross | | |
| | | Bldg E North Ste 8 | 2,028 (minimal) | \$2,028/Mo Gross | | |
| | | Bldg A North Ste 8 | 2,002 (780) | \$2,002/Mo Gross | | |
| | | Bldg A North Ste 9 | 1,994 (559) | LEASED | | |
| | | Bldg C South Ste 104 | 1,803 (minimal) | \$1,803/Mo Gross | | |
| | | Bldg B South Ste 103 | 1,803 (minimal) | \$1,803/Mo Gross | | |
| | | Bldg A South Ste 106 | 1,800 SF (minimal) | \$2,700/Mo Gross | | |
|  | Lakewood Industrial Condo 3823 100 th St SW Lakewood, WA | | 8,485 | \$850,000 | <ul style="list-style-type: none"> • Demised into 4 units, can be combined • 16.7' Clear Height • 3,000 SF fenced yard • Ample parking • Easy access to I-5 | Joel Jones 253.779.2422 Scott Price 253.779.2419 |
|  | Phelps Tire 2603 E Portland Ave Tacoma, WA | | 7,700 SF 2 Bldgs | \$2,200,000 | <ul style="list-style-type: none"> • 50,575 SF land on 2 parcels • Clean Phase I completed – Ready to sell • Potential development site with existing income (all expenses passed through) • 240 amps; 3-phase • Adjacent to major freeway access • Across from new Mega Casino | Denise Davis 253.779.2423 |

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|  | Tharp Commercial Property 21718/21724 Mountain Hwy Spanaway, WA | | 5,959 | \$600,000 | <ul style="list-style-type: none"> • 4,540 SF shop • 1.72 Acres Land • Houses on site could be office space • Rental income from tenant • Two water wells on site • Located off Mountain Hwy (Hwy-7) | <p>Theron Meier 253.779.2426</p> <p>Harvey Widman Realty Connections 253.531.4515</p> |
|  | 1938 Milwaukee Way Tacoma, WA | | 5,950 | \$950,000 | <ul style="list-style-type: none"> • 38,115 SF lot (0.88 acres) • 2 DH doors; 1 GL door • 12' clear height; 3-phase power • Formerly I-502 approved location • Vacant and available now | <p>Theron Meier 253.779.2426</p> <p>Derrick Urquhart 253.222.3360</p> |
|  | Flex Building 11507 Steele St S Tacoma, WA | | 5,846 | \$895,000 | <ul style="list-style-type: none"> • Ideal for owner/user/contractor • Great small professional office with bay door storage • Good office space for attorney, engineering or contractor • 15,000 SF lot | <p>Nick Ratzke 253.779.2414</p> <p>Bruce Valentine 253.779.2400</p> |
|  | 1321 Center St Tacoma, WA 98409 | | 5,306 (1,500) | \$740,000 | <ul style="list-style-type: none"> • 2 GL doors (9x10) • 1,500 office/showroom • 1,375 SF fenced yard area • Newly painted and sealed parking lot • Pony loading dock pad • Office furniture can be included | <p>Joel Jones 253.779.2422</p> |
|  | Portland Ave Business Park 1824 112 th St E, Bldg B Tacoma, WA | 2-A 2-C 5-A | 4,720 (BTS) 4,720 (0) 3,726 (1,233) | Call Broker | <ul style="list-style-type: none"> • 2 GL Doors • NEW • 2 GL Doors; Available 7/1/19 • NEW • 1 GL door; 1,233 SF mezz not included in total SF | <p>Nick Ratzke 253.779.2414</p> |
|  | 315 Warren St Roy, WA | | 4,500 | \$250,000 | <ul style="list-style-type: none"> • Built in 1994 • 15,600 SF Lot • 110' lot frontage | <p>Theron Meier 253.779.426</p> <p>Harvey Widman Realty Connections 253.531.4515</p> |

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|  | Furniture Plus Building 1300 E Main Ave Puyallup, WA | | 3,000 | \$0.80/SF/Mo NNN TBD | <ul style="list-style-type: none"> • 2 Offices, 1 roll-up door, 2 metal sheds behind building available for storage • Centrally located in downtown Puyallup • Retail space of 3,200 SF also available for lease | Tom Brown Eric Cederstrand Amanda Bruce 253.779.8400 |
|  | Data Security Building 8516 Canyon Road E Puyallup, WA | | 3,000 (1,488) | \$800,000 | <ul style="list-style-type: none"> • Nice property for contractor • House could be converted to office • Zoned Community Employment • Built-in security features with cameras, card lock entry and 1,500 SF walk-in vault • Located near Hwy-512 | Theron Meier 253.779.2426 |
|  | Puyallup Industrial Condos 9918 162 nd St Ct E Puyallup, WA | Unit 14 | 2,896 | \$145/SF | <ul style="list-style-type: none"> • Restroom in each suite • Sprinklered; 18'-22' clear height • Built in 2000 • 3-phase power • Just off Meridian Ave • GL loading; Unit 14 dock loading area | Nick Ratzke 253.779.2414 |
|  | East Main Attractions 1416 E Main Ave Puyallup, WA | 1416-O | 1,228 | \$1.00 NNN NNN=\$5.25/YR | <ul style="list-style-type: none"> • Ample parking • Great access • Close to freeways • Excellent signage | Debbie Gallinatti 253.779.2430 Nick Ratzke 253.779.2414 |

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| THURSTON COUNTY | | | | | | |
|  | Bridge Point Lacey 3301 Hogum Bay Rd NE Lacey, WA | Bldg A | 496,884 | Call for rates | <ul style="list-style-type: none"> • Zoned Light Industrial • In Hawks Prairie industrial market • Adjacent to Target, Medline's and Trader Joes' D.C. and future home of Whole Foods and Uline D.C. • Bldg A: 130 DH; 4 GL; 36' Clear Height • Bldg B: 25 DH; 2 GL; 32' Clear Height • Bldg C: 21 DH; 2 GL; 32' Clear Height | Joel Jones 253.779.2422 Bruce Valentine 253.779.2400 |
| | | Bldg B | 110,608 | | | |
| | | Bldg C | 98,098 | | | |
|  | 7945 Martin Way E Olympia, WA | | 5,066 (2 buildings) | \$700,000 | <ul style="list-style-type: none"> • PENDING • Traffic counts of over 31,000 cpd • Easy access to I-5 • Located near several amenities and shopping centers • Great for multi-family or fast food | Theron Meier 253.779.2426 |
| LEWIS COUNTY | | | | | | |
|  | Median Building 50 NE Median Rd Chehalis, WA | | 6,308 (BTS) | Call for rates | <ul style="list-style-type: none"> • Land size up to 1.76 Acres • 1 GL door; 12' clear height • Zoned General Commercial • Building can be leased alone or with additional parking area | Kermit Jorgensen 206.787.1475 |