

# INDUSTRIAL LAND FOR SALE



For more information, contact:

Theron Meier  
 253.779.2426  
 tmeier@neilwalter.com

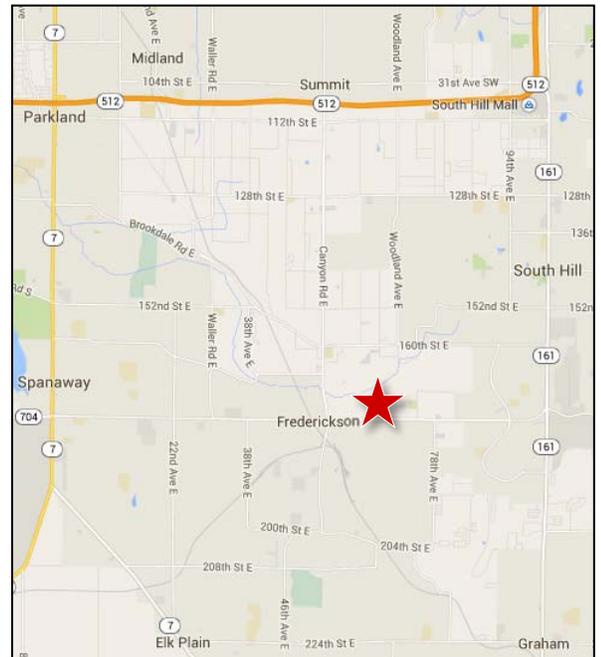


Harvey Widman  
 253.531.4515  
 myrvalharvey@msn.com

## Realty Connections

## PROPERTY DETAILS

Bldg Size ..... 12,336 SF Total  
 Shed 1 ..... 6,800 SF  
 Shed 2 ..... 1,936 SF  
 Shed 3 ..... 3,600 SF  
 Land Size .... ± 14.5 Acres  
 Zoning ..... EC  
 Sale Price .... TBD



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## FREDERICKSON INDUSTRIAL AREA

The Frederickson manufacturing / industrial center is one of the largest single industrial development sites in the Puget Sound area that is zoned for heavy manufacturing and has industrial capacity, utilities and infrastructure in place.

The area covers more than 2,000 acres, more than half of which is undeveloped. The Frederickson manufacturing center is one of the principal industrial centers in Pierce County.

The county has made significant investments in the center's infrastructure, and plans to continue this investment in the future. Existing infrastructure includes roads, freight rail tracks, and public sewer and water supply.

Attractive attributes of the center are the presence of large undeveloped land parcels, the ability to amortize sewer development charges for a period of years and a waiver for 90 percent of traffic impact fees for manufacturing and some other industrial users.