

INDUSTRIAL LAND FOR SALE



Located at the Entrance of Frederickson Industrial Park

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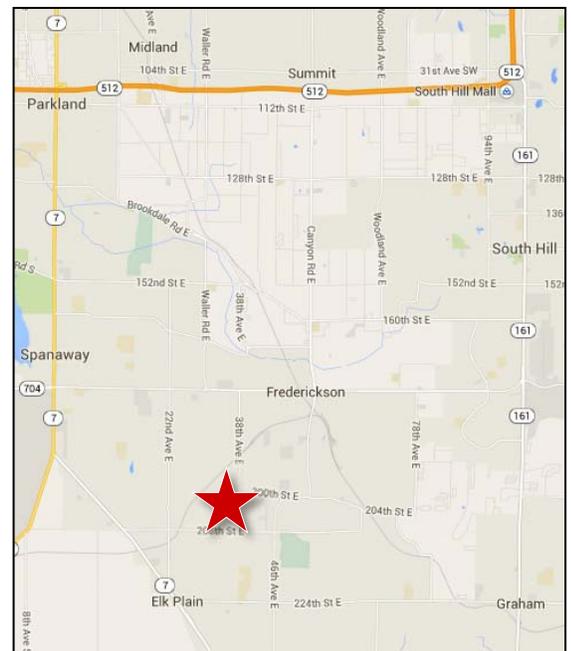
Realty Connections

PROPERTY DETAILS

Land Size 14.64 Acres
Parcel 03118024014
Zoning EC

PROPERTY HIGHLIGHTS

- All utilities stubbed to the site
- Good soils
- Located in Unincorporated Pierce County
- Just south of Whirlpool & Ikea Distribution Centers



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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.