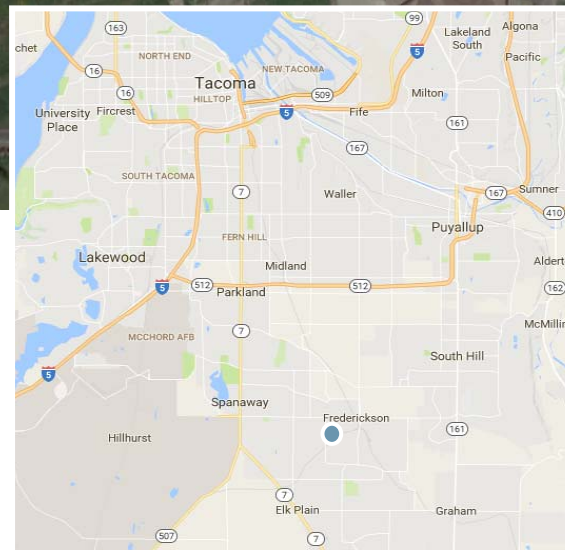


INDUSTRIAL LAND FOR SALE

FREDERICKSON
Industrial 176th
4414 176th St E | Puyallup, WA



Building Specifications

This property presents a unique development opportunity for an owner/user or investor. The construction of this grade-level facility is permit ready with the following specifications:

- Zoned EC (Employment Center-Heavy Industrial)
- 30,000 SF Building (Expandable to 50,000 SF)
- 28' - 30' Clear Height
- Clear Span
- 1,600 Amps of 277/480 Power Planned
- Associated Yard

Property/Development Upside

- 100% Filled with Structural Rock
- Fire Flow Installed
- Portion of Soft Costs Paid
- Portion of Permits Paid
- Storm Pond Built with Landscape

4.82 Acres Total
\$1,625,000

SEPA APPROVED FOR
30,000 SF Building with Yard
Expandable to 50,000 SF



South Sound Industrial | Property Group

SCOTT PRICE

☎ 253.779.2419

☎ 253.279.3710

sprice@neilwalter.com

JOEL JONES

☎ 253.779.2422

☎ 253.219.9914

jjones@neilwalter.com

Unique Development Opportunity!

All square footage references are approximate. The information provided without representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters.

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Strategic Location

The Property is situated in the Frederickson Industrial Area which is an extension of the industrial zone for the Port of Tacoma. Currently one of the most active and fastest growing industrial areas in the South Puget Sound market, the area has attracted numerous manufacturing facilities since its initial development in 1990. Neighbors include Boeing Wing and Spar Plant, Ikea Distribution Center, Carlisle Construction Materials and Niagara Bottling, amongst many others. Coincidentally, the industrial area is surrounded by a rapid expansion of residential development supplying an abundance of skilled labor minutes from the site.

The cross Base Highway, which will connect Frederickson directly to the I-5 freeway, is on-going. The property is less than a mile from the transportation corridor that feeds into the Cross Base Highway. Freeway SR-512 is only 4.5 miles north of Frederickson via Canyon Road. Canyon Road is already a 6-7 lane highway and is in the planning stages for expansion to the south and north which will help facilitate heavy truck traffic direct to the Port.



- | | | |
|-------------------------|---|---|
| 1 Whirlpool | 5 Boeing | 9 Harris Rebar |
| 2 Ikea | 6 Carlisle Construction Materials | 10 Toray Composites (America), Inc |
| 3 Pierce County | 7 Niagara Bottling Company | 11 Medallion Foods |
| 4 Northwest Door | 8 James Hardie Building Products (2 locations) | 12 Canyon Crossing Retail Center |



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5 min to SR-512

10 min to I-5



20 min to Port of Tacoma

60 min to Port of Seattle

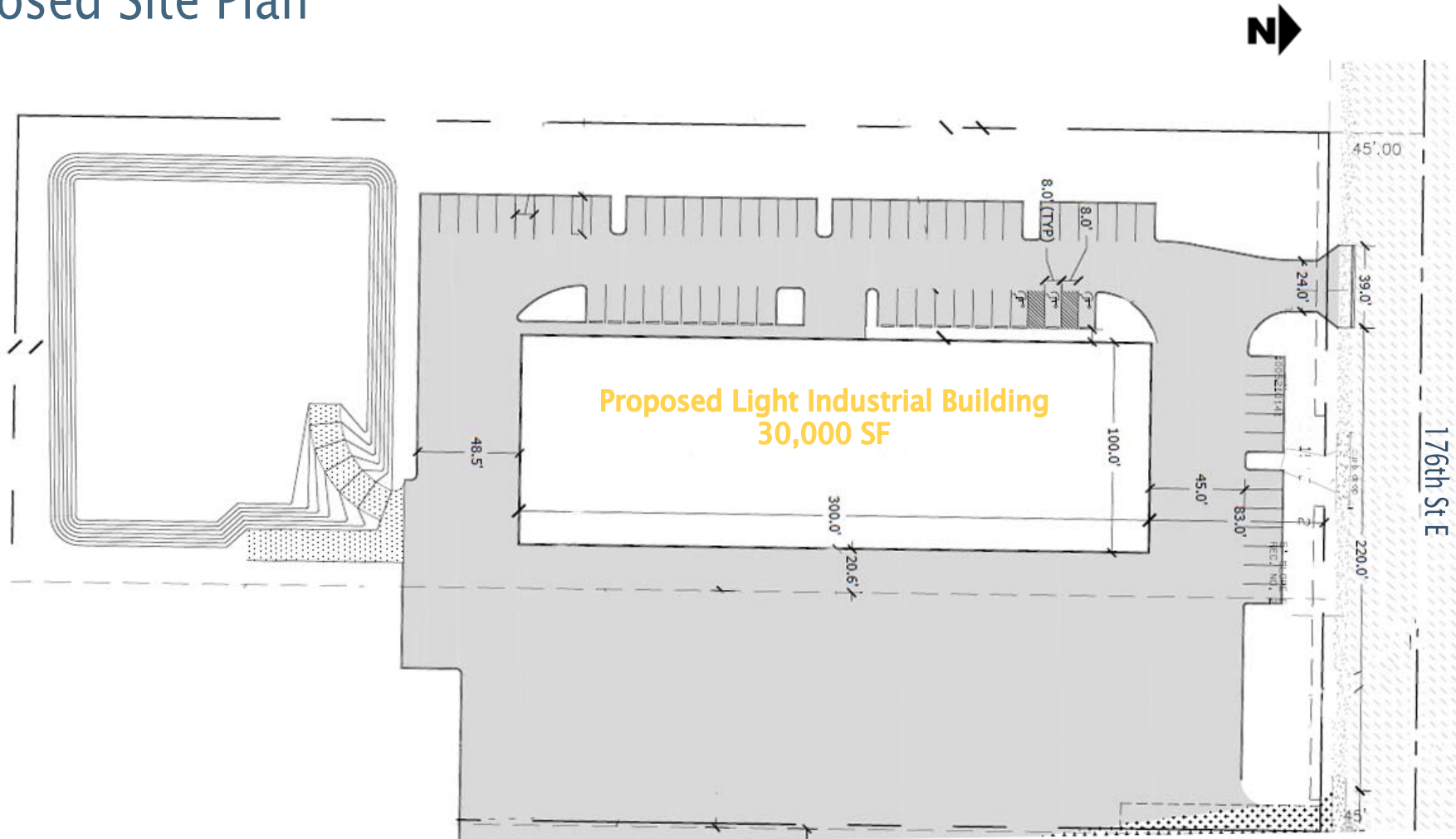
25 min to Port of Olympia

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Proposed Site Plan



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Industrial Building with Yard

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