







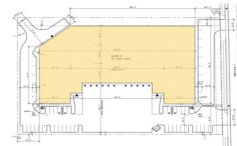



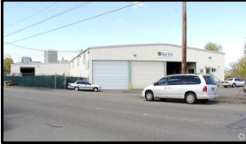















Building Photo	Building Address	Suite	±Total SF (Office SF)	Rate PSF/Price (Shell/Office)	Comments	Contact
PIERCE COUNTY						
	LPC Frederickson ONE 38 th Ave E & 200 th St E Frederickson, WA	Bldg 1	478,142	Call for rates	<ul style="list-style-type: none"> Bldg 1 to start construction 1Q 2019 Zoned EC 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"> NEW – Proposed Development ±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		


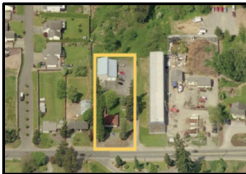

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	Prologis Park Sumner 3401 W Valley Hwy E Sumner, WA	Bldg A	263,168 (BTS office)	Call for rates	<ul style="list-style-type: none"> • UNDER CONSTRUCTION • 32' clear height • 56 DH; 6 GL • 229 parking spaces; 50 trailer spaces 	Michael Roy 206.787.1470
		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"> • NEW • 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"> • NEW • 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 50 1710 136 th Ave E Sumner, WA,		54,366 (BTS office)	Call for rates	<ul style="list-style-type: none"> • 4th Qtr 2019 Delivery • 3 GL; 11 DH; 30' Clear • 120' truck court • 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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	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 	<p>Scott Price 253.779.2419</p> <p>Joel Jones 253.779.2422</p>
	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 	<p>Eric Cederstrand 253.779.2428</p> <p>Tom Brown 253.779.2427</p>
	Fife Business Center 4624-4630 16 th St E Fife, WA	Contiguous Space	16,500	\$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
		A-4	1,600 (700)			Nick Ratzke 253.779.2414
		B-1	1,400 (700)			
		B-5	2,500			
		B-6	2,500			
		B-17	2,500			
		B-18	2,500			
B-19	2,500					
	Bokay To Go 525 E 15 th St Tacoma, WA		17,856 (1,607)	\$3,150,000	<ul style="list-style-type: none"> • NEW • 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

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	Former Tacoma Design Center 102 S 26th 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)	\$4,003/Mo Gross		
		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)	\$1,994/Mo Gross		
		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 Park 100th St SW & 47th Ave Lakewood, WA www.lakewoodindpark.com	Bldg 25 Ste K	10,000 (4,818)	\$0.60 Whs \$0.95 Ofc	• LEASED	Bruce Valentine Theron Meier Scott Price 253.779.8400
		Bldg 21 Ste A	5,250	\$0.667	• LEASED	
	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

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	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
	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) 	Theron Meier 253.779.2426 Harvey Widman Realty Connections 253.531.4515
	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 	Theron Meier 253.779.2426 Derrick Urquhart 253.222.3360
	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 	Nick Ratzke 253.779.2414 Bruce Valentine 253.779.2400
	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 	Joel Jones 253.779.2422
	Portland Ave Business Park 1824 112 th St E, Bldg B Tacoma, WA	A C	4,720 (BTS) 4,720	Call Broker	<ul style="list-style-type: none"> • 2 Suites available • 2 GL doors 	Nick Ratzke 253.779.2414

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	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>
	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"> NEW Available 11/1/18 Ample parking Great access Close to freeways Excellent signage 	<p>Debbie Gallinatti 253.779.2430</p> <p>Nick Ratzke 253.779.2414</p>

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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