






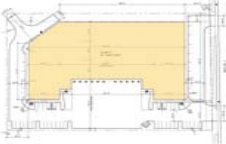















Building Photo	Building Address	Suite	±Total SF (Office SF)	Rate PSF/Price (Shell/Office)	Comments	Contact
PIERCE COUNTY						
	LPC Frederickson ONE 38 th Ave E & 200 th St E Frederickson, WA www.fredericksonone.com	Bldg 1	478,142	Call for rates	<ul style="list-style-type: none"> • Bldg 1 to start construction 1Q 2019 • Zoned EC • 56' wide private roads, easy for trucks • Access to heavy power • 30'-40' clear heights • 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 Mike Avila Pacific Rim 253.961.4305
		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 Nick Ratzke 253.772.2414
		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 	Scott Price 253.779.2419
		Bldg A	155,100	For sale or lease	<ul style="list-style-type: none"> • 30' clear height • ESFR Sprinklers 	Joel Jones 253.779.2422
		Bldg B	51,900		<ul style="list-style-type: none"> • Zoned PMI (Port Maritime & Industrial) • Rail Available 	
	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
	Bridge Point Sumner 60 1710 136 th Ave E Sumner, WA,		64,138 (BTS office) Inc. 2,999 SF structural mezz	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
	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

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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 mi south of SR-512 • Less than 1 mile East of Meridian/161 	<p>Aaron Rosen 253.779.2418</p> <p>Amanda Bruce 253.779.2434</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>
	Bokay To Go 525 E 15 th St Tacoma, WA		17,856 (1,607) 1.75 Acres	\$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 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 	<p>Tom Brown Eric Cederstrand Amanda Bruce</p> <p>253.779.8400</p>
	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


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	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
		5007-15	2,078	\$1,662/Mo NNN=\$644/Mo	<ul style="list-style-type: none"> Small office (1 private and open area) 1 GL door; 2 Restrooms 	Nick Ratzke 253.779.2414
		5013-10	2,078	\$1,558/Mo NNN=\$644/Mo	<ul style="list-style-type: none"> 1 office 1 GL door 	
	Lakewood Industrial Park 100th St SW & 47th Ave Lakewood, WA www.lakewoodindpark.com	Bldg 25 Ste E	12,500 (5,997)	\$0.65/\$0.95	<ul style="list-style-type: none"> Fantastic location for retail/showroom Full distribution capabilities Storefronts on 100th St SW 	Bruce Valentine Theron Meier Scott Price 253.779.8400
		Bldg 25 Ste B	5,000 (2,160)	\$0.65/\$1.00	<ul style="list-style-type: none"> Available 5/1/19 Premium corporate office image Ample parking 	
	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
		B-14	4,659*			Nick Ratzke 253.779.2414
		A-4	1,600 (700)		*Suite B-14 = 4,000 SF Office with 656 SF storage	
		B-5	2,500			
		B-6	2,500			
		B-17	2,500			
		B-18	2,500			
B-19	2,500					


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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 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 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			
	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

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	1938 Milwaukee Way Tacoma, WA		5,950	\$950,000	<ul style="list-style-type: none"> Leased Investment (\$62,700 NOI) 38,115 SF lot (0.88 acres) 2 DH doors; 1 GL door 12' clear height; 3-phase power Formerly I-502 approved location 	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	2-A 2-C	4,720 (BTS) 4,720 (0)	Call Broker	<ul style="list-style-type: none"> 2 GL Doors 2 GL Doors; Available 7/1/19 	Nick Ratzke 253.779.2414
	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


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	Puyallup Industrial Condos 9918 162 nd St Ct E Puyallup, WA	Unit 14	2,896	\$145/SF	<ul style="list-style-type: none"> • SOLD 	Nick Ratzke 253.779.2414
	Park 25 11102-11110 25 th Ave E Tacoma, WA	Suite B	2,450 1,059 Ofc	Call for rates NNN=\$0.27/SF	<ul style="list-style-type: none"> • Available 4/30/19 • Quality construction • Grade-level loading • Great access to Hwy 512 • Sprinklered • Ample parking (5 spaces/unit) 	Nick Ratzke 253.779.2414 Briana Hickey 253.779.2424
	Evergreen Industrial Park 3419 Chapel St Lakewood, WA	Building 5 Suite A	2,234 234 Ofc	\$0.75 NNN NNN=\$0.13/SF	<ul style="list-style-type: none"> • NEW • Available 4/1/19 • Excellent freeway visibility & access • Zoned AC-1 • 10' x 12' GL door • 3 Phase power 	Nick Ratzke 253.779.2414 Briana Hickey 253.779.2424
	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

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"> • UNDER CONSTRUCTION • 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
		Bldg B	110,608			Bruce Valentine 253.779.2400
		Bldg C	98,098			

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	7945 Martin Way E Olympia, WA		5,066 (2 buildings) 80,000 SF Yard available for lease at \$0.10/SF	\$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
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