








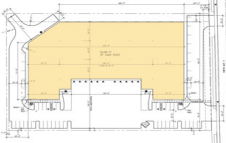





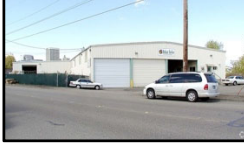












Building Photo	Building Address	Suite	±Total SF (Office SF)	Rate PSF/Price (Shell/Office)	Comments	Contact
PIERCE COUNTY						
	LPC Frederickson ONE 38 th Ave E & 200 th St E Frederickson, WA www.fredericksonone.com	Bldg 1	478,142	Call for rates	<ul style="list-style-type: none"> • Bldg 1 to start construction June '19 • 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 (4.54acres) 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"> • UNDER CONTRACT • 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 • September 2019 completion • Site size is 22.9 acres • Concrete tilt-up construction • 120 DH; 8 GL; 36' clear height • ESFR sprinkler system 	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 lease rates	<ul style="list-style-type: none"> • Buildings A&B Completed • Building C 90% Complete • Concrete Tilt-up Construction • 30' clear height • ESFR Sprinklers • Zoned PMI (Port Maritime & Industrial) • Rail potential 	Scott Price 253.779.2419
		Bldg A	111,909			
		Bldg B	51,900			
	Lakewood Industrial Park 100th St SW & 47th Ave Lakewood, WA www.lakewoodindpark.com	Bldg 20	100,000 (5,395)	\$0.49/\$0.95	<ul style="list-style-type: none"> • Available 1/1/20 • Rail served (box car or tanker) • 24' clear; 30 DH; 2 GL 	Bruce Valentine Theron Meier Scott Price 253.779.8400
		Bldg 15 Ste A	14,643 (1,513)	\$0.49/\$0.95	<ul style="list-style-type: none"> • Available 6/1/19 • Continuous exterior dock allows 8 trucks to load simultaneously • 18'-6" clear; 2 DH 	
		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 • 20' clear; 4 DH; 2 GL 	
		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 • 20' clear; 2 DH; 1 GL 	
		Bldg 21 Ste B	2,625 (250)	\$0.95	<ul style="list-style-type: none"> • Flex Space • Great location off Lakeview Ave SW • 22' clear; 1 GL 	




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	Former Martinac Shipyard 401 E 15 th St Tacoma, WA		84,285 (9,041)	\$7,200,000	<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 	<p>Bruce Valentine 253.779.2400</p> <p>Derrick Urquhart 253.779.2403</p>
	Avenue 55 Frederickson 5124 180 th St E Unincorporated Pierce County		72,180	Call for pricing	<ul style="list-style-type: none"> • NEW – For Lease or Sale • Proposed building or BTS • 4.7-acre site • Dock and grade loading; 30'-32' clear • Rail potential • 20 minutes to Port of Tacoma 	<p>Scott Price 253.779.2419</p> <p>Mike Avila Pacific Rim 253.961.4305</p>
	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"> • UNDER CONSTRUCTION • 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 	<p>Scott Price 253.779.2419</p> <p>Kermit Jorgensen 206.787.1475</p>
	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 	<p>Aaron Rosen 253.779.2418</p> <p>Derrick Urquhart 253.779.2403</p>
	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>

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	Roman Meal Building 2101 S Tacoma Way Tacoma, WA		31,200	\$0.55 NNN	<ul style="list-style-type: none"> • NEW • 23,400 SF Ofc; 7,800 SF Whse • Divisible as needed • 1 GL door; 12' clear height • New LED lighting throughout • Lab areas • Freight elevators 	<p>Tim Pavolka 253.606.7610</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>
	Woodward & White Mfg Bldg 1129 St. Paul Ave Tacoma, WA		19,712 (4,828) Divisible	Call for rate and terms	<ul style="list-style-type: none"> • Light mfg/dist/shop space • I-502 legal building, processing areas are built out • Open warehouse has 2 bridge cranes • Plenty of power 	<p>Tim Pavolka 253.606.7610</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 	<p>Theron Meier 253.779.2426</p>
	Dillanos Distribution Center 1620 45 th St E Sumner, WA		14,864	\$0.60 NNN	<ul style="list-style-type: none"> • 1 GL; 1 DH; 30' Clear Height • 125' truck court, unopposed loading • Min in/out or dead storage use preferred 	<p>Kermit Jorgensen 206.787.1475</p>

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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 • 3-phase power 	Griffin Day 206.787.1800
		5009-6	3,123 (1,485)	\$2,498/Mo NNN=\$968	<ul style="list-style-type: none"> • 4 private offices; 1 GL door 	Nick Ratzke 253.779.2414
		5007-15	2,078 (480)	\$1,662/Mo NNN=\$644/Mo	<ul style="list-style-type: none"> • Small office (1 private and open area) • 1 GL door; 2 Restrooms 	
	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
	Lakewood Business Park 2603 E Portland Ave Tacoma, WA	D-8	7,262 SF	\$0.75 NNN	<ul style="list-style-type: none"> • Yard space available • Heavy power (3 phrase) • 10'x12' roll up doors; 18' clear height • High traffic with I-5 frontage 	Nick Ratzke 253.779.2414
		G-8	2,862	\$0.85 NNN		
		D-3	2,458	\$0.85 NNN		
		C-3	2,447	\$0.85 NNN		
		NEW E-6	2,122	\$0.85 NNN		
E-1	1,879	\$0.85 NNN				

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	24th Street Business Park 24 th St E & 138 th Ave E Sumner, WA	Bldg D North Ste 3/4/7	6,010 (240)	\$6,010/Mo 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 A North Ste 8	2,002 (780)	\$2,002/Mo Gross		
		Bldg F North Ste 5	1,999 (285 SF)	\$1,999/Mo Gross		
		Bldg D South Ste 101	1,804 SF (502)	\$1,804/Mo Gross		
	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	4,720 (BTS)	Call Broker	<ul style="list-style-type: none"> • 2 GL Doors 	Nick Ratzke 253.779.2414
		2-C	4,720 (0)		<ul style="list-style-type: none"> • 2 GL Doors; Available 7/1/19 	
	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

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	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 with cameras, card lock entry and 1,500 SF walk-in vault Located near Hwy-512 	Theron Meier 253.779.2426
	Fife Business Center 4624-4630 16 th St E Fife, WA	B-19	2,500	\$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 Nick Ratzke 253.779.2414
	Park 25 11102-11110 25 th Ave E Tacoma, WA	Suite B	2,450 (1,059)	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)	\$0.65 NNN NNN=\$0.13/SF	<ul style="list-style-type: none"> 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"> LEASED 	Debbie Gallinatti 253.779.2430 Nick Ratzke 253.779.2414

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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"> • 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 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
			80,000 SF Yard available for lease at \$0.10/SF			
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