








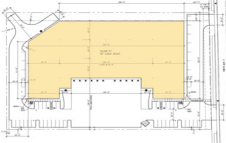




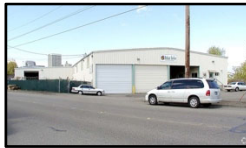







Building Photo	Building Address	Suite	±Total SF (Office SF)	Rate PSF/Price (Shell/Office)	Comments	Contact
<b>PIERCE COUNTY</b>						
	<b>LPC Frederickson ONE</b> 38 <sup>th</sup> Ave E & 200 <sup>th</sup> St E Frederickson, WA  <a href="http://www.fredericksonone.com">www.fredericksonone.com</a>	Bldg 1	478,142	Call for rates	<ul style="list-style-type: none"> <li>• <b>Bldg 1 to start construction June '19</b></li> <li>• Zoned EC</li> <li>• 56' wide private roads, easy for trucks</li> <li>• Access to heavy power</li> <li>• 30'-40' clear heights</li> <li>• LED lighting; ESFR sprinklers</li> <li>• Rail access possible</li> <li>• Lot 3 (7.23 acres) &amp; 5A (4.54acres) can both be converted to small building BTS</li> </ul>	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			
	<b>Frederickson Pacific Industrial Park</b> 38 <sup>th</sup> Ave E & 200 <sup>th</sup> St E Frederickson, WA	Bldg B	713,800	Call for rates	<ul style="list-style-type: none"> <li>• <b>UNDER CONTRACT</b></li> <li>• Delivery 2<sup>nd</sup> Quarter 2019</li> <li>• 36' Clear Height</li> <li>• Concrete truck aprons</li> <li>• 112-132 DH; 141-257 trailer stalls</li> <li>• 308-431 car stalls</li> </ul>	Kermit Jorgensen 206.787.1475  Mike Roy 206.787.1470
	<b>The Viking</b> Shaw Rd E & 5th Ave SE Puyallup, WA  <a href="http://www.knutsonfarmsindustrialpark.com">www.knutsonfarmsindustrialpark.com</a>		438,065	Call for rates	<ul style="list-style-type: none"> <li>• <b>UNDER CONSTRUCTION</b></li> <li>• September 2019 completion</li> <li>• Site size is 22.9 acres</li> <li>• Concrete tilt-up construction</li> <li>• 120 DH; 8 GL; 36' clear height</li> <li>• ESFR sprinkler system</li> </ul>	Bruce Valentine Scott Price Joel Jones  253.779.8400
	<b>Former Lakewood Gravel Pit</b> I-5 & 47 <sup>th</sup> St SW Lakewood, WA	Bldg B	284,800	TBD	<ul style="list-style-type: none"> <li>• ±29.08-acre site</li> <li>• Great freeway access with I-5 frontage</li> <li>• Good truck maneuverability</li> <li>• 130' truck courts</li> <li>• Trailer parking</li> </ul>	Bruce Valentine 253.779.2400  Nick Ratzke 253.772.2414
		Bldg A	216,200	TBD		

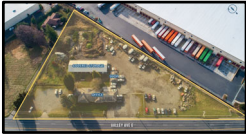



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	<b>Prologis Park Sumner</b> 3401 W Valley Hwy E Sumner, WA	Bldg A	263,168 (BTS office)	Call for rates	<ul style="list-style-type: none"> <li>• <b>UNDER CONSTRUCTION</b></li> <li>• 32' clear height</li> <li>• 56 DH; 6 GL</li> <li>• 229 parking spaces; 50 trailer spaces</li> </ul>	Michael Roy 206.787.1470
		Bldg B	97,787 (BTS office)	Call for rates	<ul style="list-style-type: none"> <li>• 30' clear height</li> <li>• 21 DH; 2 GL</li> <li>• 78 parking spaces; 5 trailer spaces</li> </ul>	Kermit Jorgensen 206.787.1475
	<b>Portside 55</b> Taylor Way & Lincoln Ave Tacoma, WA	Bldg C	220,360	Call for lease rates	<ul style="list-style-type: none"> <li>• <b>Buildings A&amp;B Completed</b></li> <li>• <b>Building C 90% Complete</b></li> <li>• Concrete Tilt-up Construction</li> <li>• 30' clear height</li> <li>• ESFR Sprinklers</li> <li>• Zoned PMI (Port Maritime &amp; Industrial)</li> <li>• Rail potential</li> </ul>	Scott Price 253.779.2419
		Bldg A	111,909			Joel Jones 253.779.2422
		Bldg B	51,900			
	<b>Lakewood Industrial Park</b> 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"> <li>• Available 1/1/20</li> <li>• Rail served (box car or tanker)</li> <li>• 24' clear; 30 DH; 2 GL</li> </ul>	Bruce Valentine Theron Meier Scott Price
		Bldg 15 Ste A	14,643 (1,513)	\$0.49/\$0.95	<ul style="list-style-type: none"> <li>• Available 6/1/19</li> <li>• Continuous exterior dock allows 8 trucks to load simultaneously</li> <li>• 18'-6" clear; 2 DH</li> </ul>	253.779.8400
		Bldg 25 Ste E	12,500 (5,997)	\$0.60/\$0.95	<ul style="list-style-type: none"> <li>• Fantastic location for retail/showroom</li> <li>• Full distribution capabilities</li> <li>• Storefronts on 100<sup>th</sup> St SW</li> <li>• 20' clear; 4 DH; 2 GL</li> </ul>	
		Bldg 8B Ste D	7,100 (562)	\$0.65/\$0.95	<ul style="list-style-type: none"> <li>• <b>NEW</b> - Available 8/1/2019</li> <li>• New well-designed office space</li> <li>• 24' clear; 2 DH; 2 GL</li> </ul>	
		Bldg 25 Ste B	5,000 (2,160)	\$0.65/\$1.00	<ul style="list-style-type: none"> <li>• <b>LEASED</b></li> </ul>	
		Bldg 21 Ste B	2,625 (250)	\$0.95	<ul style="list-style-type: none"> <li>• <b>LEASED</b></li> </ul>	




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	<b>Former Martinac Shipyard</b> 401 E 15 <sup>th</sup> St Tacoma, WA		84,285 (9,041)	\$7,200,000	<ul style="list-style-type: none"> <li>• Commencement Bay access with dock-and-launch rails</li> <li>• Strategically located along the Thea Foss Waterway, just minutes from downtown Tacoma &amp; Port of Tacoma</li> <li>• 1 Mile from I-5 and I-705</li> <li>• Close proximity to SeaTac Airport</li> <li>• Easy ingress/egress from SR-509 and local arterials</li> </ul>	<p>Bruce Valentine 253.779.2400</p> <p>Derrick Urquhart 253.779.2403</p>
	<b>Avenue 55 Frederickson</b> 5124 180 <sup>th</sup> St E Unincorporated Pierce County		72,180	Call for pricing	<ul style="list-style-type: none"> <li>• Proposed building or BTS</li> <li>• 4.7-acre site</li> <li>• Dock and grade loading; 30'-32' clear</li> <li>• Rail potential</li> <li>• 20 minutes to Port of Tacoma</li> </ul>	<p>Scott Price 253.779.2419</p> <p>Mike Avila Pacific Rim 253.961.4305</p>
	<b>Bridge Point Sumner 60</b> 1710 136 <sup>th</sup> Ave E Sumner, WA,		64,138 (BTS office)  Inc. 2,999 SF structural mezz	Call for rates	<ul style="list-style-type: none"> <li>• <b>UNDER CONSTRUCTION</b></li> <li>• 4<sup>th</sup> Qtr 2019 Delivery</li> <li>• 3 GL; 10 DH; 30' Clear</li> <li>• 120' truck court; 54 parking stalls</li> <li>• M-1 Zoning, City of Sumner</li> <li>• Easy access to Hwy-167</li> </ul>	<p>Scott Price 253.779.2419</p> <p>Kermit Jorgensen 206.787.1475</p>
	<b>3701 20<sup>th</sup> St E</b> Fife, WA		64,000	\$11,879,000	<ul style="list-style-type: none"> <li>• Unbeatable access and visibility between two I-5 interchanges</li> <li>• 3.73 Acres</li> <li>• 9 DH; 6 GL</li> <li>• Showroom, warehouse, yard</li> <li>• Suited for multiple uses</li> </ul>	<p>Aaron Rosen 253.779.2418</p> <p>Derrick Urquhart 253.779.2403</p>
	<b>Sterling Building</b> 16719 110 <sup>th</sup> Ave E Puyallup, WA		43,100	\$4,300,000	<ul style="list-style-type: none"> <li>• 4 GL and 1 DH; 20'-24'</li> <li>• 23,100 SF with 1 GH &amp; 1 DH vacancy</li> <li>• 73 Parking stalls</li> <li>• Near Thun Filed, 4 mi south of SR-512</li> <li>• Less than 1 mile East of Meridian/161</li> </ul>	<p>Aaron Rosen 253.779.2418</p> <p>Amanda Bruce 253.779.2434</p>



Building Photo	Building Address	Suite	±Total SF (Office SF)	Rate PSF/Price (Shell/Office)	Comments	Contact
	<b>Roman Meal Building</b> 2101 S Tacoma Way Tacoma, WA		31,200	\$0.55 NNN	<ul style="list-style-type: none"> <li>• 23,400 SF Ofc; 7,800 SF Whse</li> <li>• Divisible as needed</li> <li>• 1 GL door; 12' clear height</li> <li>• New LED lighting throughout</li> <li>• Lab areas</li> <li>• Freight elevators</li> </ul>	<p>Tim Pavolka 253.606.7610</p> <p>Joel Jones 253.779.2422</p>
	<b>Port of Tacoma Warehouse</b> 501 E 11st St Tacoma, WA		27,700	\$1,850,000 or lease for \$11,500/Mo NNN	<ul style="list-style-type: none"> <li>• 36' clear height; 20,000-lb crane</li> <li>• Zoned M-2(Heavy Industrial)</li> <li>• 20,000 SF fenced yard area</li> <li>• Perfect location for fabrication, boat building or manufacturing business</li> <li>• Easy access to/from SR 509</li> </ul>	<p>Eric Cederstrand 253.779.2428</p> <p>Tom Brown 253.779.2427</p>
	<b>Bokay To Go</b> 525 E 15 <sup>th</sup> St Tacoma, WA		17,856 (1,607)  1.75 Acres	\$3,150,000	<ul style="list-style-type: none"> <li>• Rare Port of Tacoma building</li> <li>• Perfect for redevelopment into office or residential (90 Height Limit)</li> <li>• Fully leased until 2021</li> <li>• Heavy power (3 phase)</li> <li>• Rail served with over an acre of yard</li> </ul>	Theron Meier 253.779.2426
	<b>Welle Building</b> 3727 112 <sup>th</sup> St SW Lakewood, WA		17,673	\$2,500,000	<ul style="list-style-type: none"> <li>• <b>NEW</b></li> <li>• 2 dock doors; 2 drive-in doors</li> <li>• 24' clear height</li> <li>• 0.63 acres</li> <li>• Great owner/user opportunity</li> </ul>	Kermit Jorgensen 206.787.1475
	<b>Dillanos Distribution Center</b> 1620 45 <sup>th</sup> St E Sumner, WA		14,864	\$0.60 NNN	<ul style="list-style-type: none"> <li>• 1 GL; 1 DH; 30' Clear Height</li> <li>• 125' truck court, unopposed loading</li> <li>• Min in/out or dead storage use preferred</li> </ul>	Kermit Jorgensen 206.787.1475

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	<b>Fife Business Park</b> 5003 Pacific Hwy E Fife, WA	4813	14,400 Div to 7,125 (2,463)	\$10,800/Mo	<ul style="list-style-type: none"> <li>• Grade-level roll up doors</li> <li>• Sprinklered and insulated</li> <li>• 3-phase power</li> </ul>	Griffin Day 206.787.1800
		5009-6	3,123 (1,485)	\$2,498/Mo NNN=\$968	<ul style="list-style-type: none"> <li>• 4 private offices; 1 GL door</li> </ul>	Nick Ratzke 253.779.2414
		5007-15	2,078 (480)	\$1,662/Mo NNN=\$644/Mo	<ul style="list-style-type: none"> <li>• Small office (1 private and open area)</li> <li>• 1 GL door; 2 Restrooms</li> </ul>	
	<b>Phelps Tire</b> 2603 E Portland Ave Tacoma, WA		7,700 SF 2 Bldgs	\$2,200,000	<ul style="list-style-type: none"> <li>• 50,575 SF land on 2 parcels</li> <li>• Clean Phase I completed – Ready to sell</li> <li>• Potential development site with existing income (all expenses passed through)</li> <li>• 240 amps; 3-phase</li> <li>• Adjacent to major freeway access</li> <li>• Across from new Mega Casino</li> </ul>	Denise Davis 253.779.2423
	<b>Lakewood Business Park</b> 2603 E Portland Ave Tacoma, WA	D-8	7,262 SF	\$0.75 NNN	<ul style="list-style-type: none"> <li>• Yard space available</li> <li>• Heavy power (3 phrase)</li> <li>• 10'x12' roll up doors; 18' clear height</li> <li>• High traffic with I-5 frontage</li> </ul>	Nick Ratzke 253.779.2414
		G-8	2,862	\$0.85 NNN		
		D-3	2,458	\$0.85 NNN		John DeHan 253.779.2433
		C-3	2,447	\$0.85 NNN		
		E-6	2,122	\$0.85 NNN		
		E-5 <b>NEW</b>	2,085	\$0.85 NNN		
		E-1	1,879	\$0.85 NNN		
		H-7 <b>NEW</b>	1,569	\$0.85 NNN		
G-4 <b>NEW</b>	1,545	\$0.85 NNN				





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	<b>1124 Valley Ave</b> Puyallup, WA		7,185 3,205 Ofc 3,100 Cov Strg 880 Shop	Call for lease rate	<ul style="list-style-type: none"> <li>• 2.56 Acres of office/shop/yard combo</li> <li>• Entire site is fenced</li> <li>• Compacted gravel yard</li> <li>• 1 grade-level door</li> <li>• Fantastic location on Valley Ave</li> <li>• 6 min to I-5; 3 min to Hwy-167</li> </ul>	Kermit Jorgensen Jim Honan Mike Roy  206.787.1800
	<b>Woodward &amp; White Mfg Bldg</b> 1129 St. Paul Ave Tacoma, WA		6,600	Call for rate and terms	<ul style="list-style-type: none"> <li>• Light mfg/dist/shop space</li> <li>• I-502 legal building, processing areas are built out</li> <li>• Open warehouse has 2 bridge cranes</li> <li>• Plenty of power</li> </ul>	Tim Pavolka 253.606.7610
	<b>Park 25</b> 11102-11110 25 <sup>th</sup> Ave E Tacoma, WA	Bldg C Ste C&D	6,560 (570)	Call for rates NNN=\$0.27/SF	<ul style="list-style-type: none"> <li>• <b>NEW</b></li> <li>• Suite B&amp;C combined</li> </ul>	Nick Ratzke 253.779.2414
		Bldg C Suite C	3,280 (570)		<ul style="list-style-type: none"> <li>• <b>SUBLEASE:</b> 12 Month sublease term, Landlord will consider long term deal</li> <li>• GL loading; Sprinklered</li> <li>• Ample parking (5 spaces/unit)</li> </ul>	Briana Hickey 253.779.2424
		Bldg C Suite D	3,280 (0)		<ul style="list-style-type: none"> <li>• <b>NEW</b></li> <li>• 1 restroom; 1 GL door</li> </ul>	
		Bldg B Suite B	2,450 (1,059)		<ul style="list-style-type: none"> <li>• <b>LEASED</b></li> </ul>	
	<b>24<sup>th</sup> Street Business Park</b> 24 <sup>th</sup> St E & 138 <sup>th</sup> Ave E Sumner, WA	Bldg D North Ste 3/4/7	6,010 (240)	\$6,010/Mo Gross	<ul style="list-style-type: none"> <li>• <b>LEASED</b></li> </ul>	Griffin Day Fletcher Farrar Kermit Jorgensen  206.787.1800
		Bldg A South Ste 107-110	3,608 (753)	\$3,608/Mo Gross	<ul style="list-style-type: none"> <li>• <b>NEW</b></li> <li>• 1 GL Door</li> </ul>	
		Bldg A North Ste 8	2,002 (780)	\$2,002/Mo Gross	<ul style="list-style-type: none"> <li>• <b>LEASED</b></li> </ul>	
		Bldg F North Ste 5	1,999 (285 SF)	\$1,999/Mo Gross	<ul style="list-style-type: none"> <li>• Available 7/1/19</li> </ul>	
		Bldg B North Ste 5	1,991 (211)	\$1,991/Mo Gross	<ul style="list-style-type: none"> <li>• <b>NEW</b></li> <li>• 1 GL door</li> </ul>	
		Bldg D South Ste 101	1,804 SF (502)	\$1,804/Mo Gross	<ul style="list-style-type: none"> <li>• <b>LEASED</b></li> </ul>	


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	<b>1938 Milwaukee Way</b> Tacoma, WA		5,950	\$950,000	<ul style="list-style-type: none"> <li>Leased Investment (\$62,700 NOI)</li> <li>38,115 SF lot (0.88 acres)</li> <li>2 DH doors; 1 GL door</li> <li>12' clear height; 3-phase power</li> <li>Formerly I-502 approved location</li> </ul>	Theron Meier 253.779.2426  Derrick Urquhart 253.222.3360
	<b>Flex Building</b> 11507 Steele St S Tacoma, WA		5,846	\$895,000	<ul style="list-style-type: none"> <li>Ideal for owner/user/contractor</li> <li>Great small professional office with bay door storage</li> <li>Good office space for attorney, engineering or contractor</li> <li>15,000 SF lot</li> </ul>	Nick Ratzke 253.779.2414  Bruce Valentine 253.779.2400
	<b>1321 Center St</b> Tacoma, WA 98409		5,306 (1,500)	<b>PRICE REDUCED</b> \$695,000 <del>\$740,000</del>	<ul style="list-style-type: none"> <li>2 GL doors (9x10)</li> <li>1,500 office/showroom</li> <li>1,375 SF fenced yard area</li> <li>Newly painted and sealed parking lot</li> <li>Pony loading dock pad</li> <li>Office furniture can be included</li> </ul>	Joel Jones 253.779.2422
	<b>Portland Ave Business Park</b> 1824 112 <sup>th</sup> St E, Bldg B Tacoma, WA	2-A  2-C	4,720 (BTS)  4,720 (0)	Call Broker	<ul style="list-style-type: none"> <li>2 GL Doors</li> <li>2 GL Doors; Available 7/1/19</li> </ul>	Nick Ratzke 253.779.2414
	<b>Furniture Plus Building</b> 1300 E Main Ave Puyallup, WA		3,000	\$0.80/SF/Mo NNN TBD	<ul style="list-style-type: none"> <li>2 Offices, 1 roll-up door, 2 metal sheds behind building available for storage</li> <li>Centrally located in downtown Puyallup</li> <li>Retail space of 3,200 SF also available for lease</li> </ul>	Tom Brown Eric Cederstrand Amanda Bruce  253.779.8400
	<b>Data Security Building</b> 8516 Canyon Road E Puyallup, WA		3,000 (1,488)	\$800,000	<ul style="list-style-type: none"> <li>Nice property for contractor</li> <li>House could be converted to office</li> <li>Zoned Community Employment</li> <li>Built-in security with cameras, card lock entry and 1,500 SF walk-in vault</li> <li>Located near Hwy-512</li> </ul>	Theron Meier 253.779.2426

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	<b>Fife Business Center</b> 4624-4630 16 <sup>th</sup> St E Fife, WA	B-19	2,500	\$0.75/SF \$0.24 NNN	<ul style="list-style-type: none"> <li>Freeway signage on I-5</li> <li>Many nearby amenities</li> <li>Excellent access to I-5 and Port of Tacoma</li> </ul>	Joel Jones 253.779.2422  Nick Ratzke 253.779.2414
	<b>Evergreen Industrial Park</b> 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"> <li><b>LEASED</b></li> </ul>	Nick Ratzke 253.779.2414  Briana Hickey 253.779.2424

## THURSTON COUNTY

	<b>Bridge Point Lacey</b> 3301 Hogum Bay Rd NE Lacey, WA	Bldg A Bldg B Bldg C	496,884 110,608 98,098	Call for rates	<ul style="list-style-type: none"> <li><b>UNDER CONSTRUCTION</b></li> <li>Zoned Light Industrial</li> <li>In Hawks Prairie industrial market</li> <li>Adjacent to Target, Medline's and Trader Joes' D.C. and future home of Whole Foods and Uline D.C.</li> <li>Bldg A: 130 DH; 4 GL; 36' Clear Height</li> <li>Bldg B: 25 DH; 2 GL; 32' Clear Height</li> <li>Bldg C: 21 DH; 2 GL; 32' Clear Height</li> </ul>	Joel Jones 253.779.2422  Bruce Valentine 253.779.2400
	<b>7945 Martin Way E</b> Olympia, WA		5,066 (2 buildings)	\$700,000  80,000 SF Yard available for lease at \$0.10/SF	<ul style="list-style-type: none"> <li><b>PENDING</b></li> <li>Traffic counts of over 31,000 cpd</li> <li>Easy access to I-5</li> <li>Located near several amenities and shopping centers</li> <li>Great for multi-family or fast food</li> </ul>	Theron Meier 253.779.2426

## LEWIS COUNTY

	<b>Median Building</b> 50 NE Median Rd Chehalis, WA		6,308 (BTS)	Call for rates	<ul style="list-style-type: none"> <li>Land size up to 1.76 Acres</li> <li>1 GL door; 12' clear height</li> <li>Zoned General Commercial</li> <li>Building can be leased alone or with additional parking area</li> </ul>	Kermit Jorgensen 206.787.1475
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