


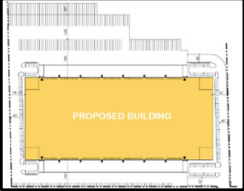

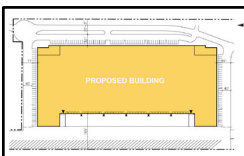


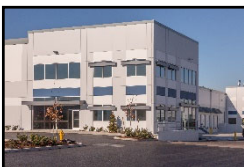







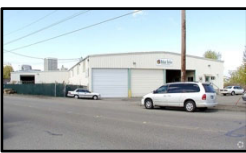
Building Photo	Building Address	Suite	±Total SF (Office SF)	Rate PSF/Price (Shell/Office)	Comments	Contact
PIERCE COUNTY						
	LPC Frederickson ONE 38 th Ave E & 200 th St E Frederickson, WA www.fredericksonone.com	Bldg 1	478,142	Call for rates	<ul style="list-style-type: none"> • Bldg 1 to start construction 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 (4.54 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"> • 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 • November 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
	LPC FREDERICKSON SOUTH 4202 192nd St E Tacoma, WA		366,800 (divisible)	Cal for rate	<ul style="list-style-type: none"> • 92 DH; 4 GL; 36' Clear • Cross-dock loading • 177 trailer parking stalls • 130'-185' truck court • ESFR sprinklers 	Scott Price 253.779.2419 Kermit Jorgensen 206.787.1475 Mike Avila
	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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	LPC Frederickson North 4417 192nd St E Unincorporated Pierce County Frederickson, WA		273,520	Call for rates	<ul style="list-style-type: none"> Proposed 273,520 SF building Close to future Best Buy and Ashley Furniture distribution centers Prime access via new 6-lane Canyon Rd Competitive drayage rates 	<p>Scott Price 253.779.2419</p> <p>Kermit Jorgensen 206.787.1475</p>
	Starlite Distribution Center 8327 S Tacoma Way Lakewood, WA		245,987	Call for rates	<ul style="list-style-type: none"> UNDER CONSTRUCTION Delivery Q2-2020 Concrete tilt, ESFR sprinklers 74 DH; 4 GL; 32' Clear Height Cross-docked 33 trailer parks; 254 car parking stalls Secured yard 	Derrick Urquhart 253.779.2403
	The News Tribune Building 1950 S State St Tacoma, WA		242,000 (90,000+)	\$17,500,000	<ul style="list-style-type: none"> 50/50 mix of production warehouse and office space Office includes large meeting space, cafeteria and work out facility Centrally located with 3 min access to I-5/Hwy-16 interchange Zoned M-1, City of Tacoma Sprinklered, Heavy power 	<p>Chris Highsmith 253.779.2402</p> <p>Joel Jones 253.779.2422</p>
	Portside 55 Taylor Way & Lincoln Ave Tacoma, WA	Bldg C Bldg A Bldg B	220,360 111,909 51,900	Call for lease rates	<ul style="list-style-type: none"> Phase I Complete Concrete Tilt-up Construction 30' clear height ESFR Sprinklers Zoned PMI (Port Maritime & Industrial) Rail potential 	<p>Scott Price 253.779.2419</p> <p>Joel Jones 253.779.2422</p>

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	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
		Bldg 15 Ste A	14,643 (1,513)	\$0.49/\$0.95	<ul style="list-style-type: none"> Continuous exterior dock allows 8 trucks to load simultaneously 18'-6" clear; 2 DH 	253.779.8400
		Bldg 25 Ste E	12,500 (5,997)	\$0.60/\$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 8B Ste D	7,100 (562)	\$0.65/\$0.95	<ul style="list-style-type: none"> Available 8/1/2019 New well-designed office space 24' clear; 2 DH; 2 GL 	
	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 	Bruce Valentine 253.779.2400 Derrick Urquhart 253.779.2403
	Avenue 55 Frederickson 5124 180 th St E Unincorporated Pierce County		72,180	Call for pricing	<ul style="list-style-type: none"> Proposed building (BTS or 100% Yard) 4.7-acre site Dock and grade loading; 30'-32' clear Rail potential 20 minutes to Port of Tacoma 	Scott Price 253.779.2419 Joel Jones 253.779.2422
	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 	Scott Price 253.779.2419 Kermit Jorgensen 206.787.1475






INDUSTRIAL SPACE Pierce/South Counties

Last Updated
8/29/2019

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	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
	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 	Aaron Rosen 253.779.2418 Amanda Bruce 253.779.2434
	Roman Meal Building 2101 S Tacoma Way Tacoma, WA		31,200	\$0.55 NNN	<ul style="list-style-type: none"> • 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 	Tim Pavolka 253.606.7610 Joel Jones 253.779.2422
	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 	Eric Cederstrand 253.779.2428
	Lydig Business Park 828 Valentine Ave Pacific, WA		20,000 Div to 10,000	\$0.72 (\$1.10)	<ul style="list-style-type: none"> • New construction • Available January 2020 • Build-to-suit, Class A industrial • 4 DH; 2 GL; 24' clear height • Concrete tilt-up, sprinklered 	Mike Roy 206.787.1470 Kermit Jorgensen 206.787.1475
	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 	Theron Meier 253.779.2426





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	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 	Kermit Jorgensen 206.787.1475
	Fife Business Park 5003 Pacific Hwy E Fife, WA	4813	14,400 Div to 7,125 (2,463)	Call for rates	<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)		<ul style="list-style-type: none"> • 4 private offices; 1 GL door 	Nick Ratzke 253.779.2414
		5013-6	3,117 (1,485)		<ul style="list-style-type: none"> • Small office (1 private and open area) • 1 GL door; 2 Restrooms 	
		5009-1	1,086 (237)		<ul style="list-style-type: none"> • NEW • 1 GL door; office and restroom 	
	Landscape/Contractor Yard 2703 W Stewart St Puyallup, WA		11,100 SF 2 Bldgs	\$8,900/Mo NNN	<ul style="list-style-type: none"> • NEW • ±2,600 SF hse/ofc; ±8,500 shop/sheds • 1.90 acres • Great access to River Rd from Stewart • Security gate • Fully fenced 	Derrick Urquhart 253.779.2403
	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







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	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		
		E-5	2,085	\$0.85 NNN		
		E-1	1,879	\$0.85 NNN		
	1124 Valley Ave Puyallup, WA		7,185 3,205 Ofc 3,100 Cov Strg 880 Shop	Call for lease rate	<ul style="list-style-type: none"> LEASED 	Kermit Jorgensen Jim Honan Mike Roy 206.787.1800
	Woodward & White Mfg Bldg 1129 St. Paul Ave Tacoma, WA		6,600 (600)	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 	Tim Pavolka 253.606.7610
	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






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	Puyallup Industrial Park 402 Valley Ave NW Puyallup, WA		5,750 (1,850)	\$0.70/\$0.95 NNN	<ul style="list-style-type: none"> • NEW SUBLEASE • 1 DH; 1 GL; 22' Clear height • Concrete truck aprons/canopies • Ample parking, Valley Ave exposure • Term expires 8/31/21, direct deal possible 	Joel Jones 253.779.2422
	All Color Building 1706 112 th St E Tacoma, WA		4,950 (2,000)	\$900,000	<ul style="list-style-type: none"> • NEW • High visibility light industrial building • 3 GL doors • 2x 200 amp 12/240v services • Signage on 112th St E • 2 min to Hwy-512 on/off ramps 	Fletcher Farrar 206.787.1469 Jim Honan 206.787.1464
	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 • LEASED 	Nick Ratzke 253.779.2414
	Junction Park II 2301-2323 E Pioneer Way Puyallup, WA	2319-B	4,550 (875)	\$4,170/mo NNN	<ul style="list-style-type: none"> • NEW • 2 GL doors; 20' clear height • Frontage along Pioneer Way • Easy access to Hwy-512 & Hwy-410 	Joel Jones 253.779.2422
	24th Street Business Park 24 th St E & 138 th Ave E Sumner, WA	Bldg D North Ste 1 & 10 Bldg A South Ste 107-110 Bldg F South Ste 3	4,014 (462) 3,608 (753) 2,038 (317)	\$4,415/Mo Gross \$3,608/Mo Gross \$2,242/Mo Gross	<ul style="list-style-type: none"> • 2 GL Doors • 1 GL Door • Occupied through 11/30/19 	Griffin Day Fletcher Farrar Kermit Jorgensen 206.787.1800
	Park 25 11102-11110 25 th Ave E Tacoma, WA	Bldg C Suite D	3,280 (0)	Call for rates NNN=\$0.27/SF	<ul style="list-style-type: none"> • Restroom only • 1 GL door 	Nick Ratzke 253.779.2414 Briana Hickey 253.779.2424

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	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 	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 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 A-8	2,500 1,600 (600)	\$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
THURSTON COUNTY						
	Bridge Point Lacey 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"> 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
	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

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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