

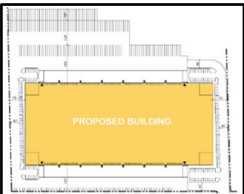

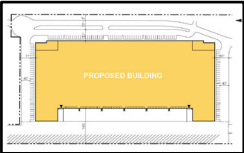






Building Photo	Building Address	Suite	±Total SF (Office SF)	Rate PSF/Price (Shell/Office)	Comments	Contact
PIERCE COUNTY						
	LPC Frederickson ONE 38 th Ave E & 200 th St E Frederickson, WA www.fredericksonone.com	Bldg 1	478,235	Call for rates	<ul style="list-style-type: none"> • Bldg 1 Under Construction • 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 5	1,619,028			
		Bldg 7	312,000			
	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 • Q1 2020 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)	Call 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		
	LPC Frederickson North 4417 192nd St E Unincorporated Pierce County Frederickson, WA		281,181 (divisible)	Call for rates	<ul style="list-style-type: none"> • Proposed 281,181 SF building • 48 DH; 2 GL; 36' Clear • 81 auto stalls; 129 trailer parking stalls • Neighbors include Best Buy, Ace Hardware, Sunlee Ashley HomeStore • Tacoma Rail access • Competitive drayage rates 	Scott Price 253.779.2419 Kermit Jorgensen 206.787.1475






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	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+)	\$17,250,000	<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 	Chris Highsmith 253.779.2402 Joel Jones 253.779.2422
	Portside 55 Taylor Way & Lincoln Ave Tacoma, WA	Bldg C	168,150	Call for lease rates	<ul style="list-style-type: none"> • Concrete Tilt-up Construction • 30' clear height • ESFR Sprinklers • Zoned PMI (Port Maritime & Industrial • Rail potential 	Scott Price 253.779.2419 Joel Jones 253.779.2422
	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 25 Ste H	5-15,000 (1,451)	\$0.65/\$0.95	<ul style="list-style-type: none"> • Fantastic location for retail/showroom. • Storefronts on 100th Street SW • Ample parking 	
		Bldg 8B Ste D	7,100 (562)	\$0.65/\$0.95	<ul style="list-style-type: none"> • Available 4/1/2020 • New well-designed office space • 24' clear; 2 DH; 2 GL 	






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	Former Martinac Shipyard 401 E 15 th St Tacoma, WA		84,285 (9,041) 5.66 Acres	\$7,200,000 Now For Lease Parking For Lease Also	<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	For Sale/Lease 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
	3701 20th St E Fife, WA		64,000	\$11,879,000	<ul style="list-style-type: none"> • PENDING • 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
	East Town Distribution Center 22318 Hwy 410 Bonney Lake, WA		63,730 SF (BTS)	\$0.65/\$1.00	<ul style="list-style-type: none"> • Proposed industrial development • 4.4 Acres • 32' clear height • LED lighting / ESFR sprinkler 	Aaron Rosen 253.779.2418 Derrick Urquhart 253.222.3360
	Bridge Point Sumner 60 1710 136 th Ave E Sumner, WA,		32,715 (BTS office)	Call for rates	<ul style="list-style-type: none"> • UNDER CONSTRUCTION • 4th Qtr 2019 Delivery • 1 GL; 5 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







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	Roman Meal Building 2101 S Tacoma Way Tacoma, WA		31,200	\$0.55 NNN	<ul style="list-style-type: none"> • Under New Ownership – Now Vacant • 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 	Eric Cederstrand 253.779.2428
	Lydig Business Park 828 Valentine Ave Pacific, WA		20,000 Div to 10,000	\$0.75 (\$1.10)	<ul style="list-style-type: none"> • UNDER CONSTRUCTION • Available May 2020 • Build-to-suit, Class A industrial • 4 DH; 2 GL; 24' clear height • Concrete tilt-up, sprinklered 	<p>Mike Roy 206.787.1470</p> <p>Kermit Jorgensen 206.787.1475</p>
	Fife Corporate Park 2001 48 th Ave Ct E Tacoma, WA		19,525 (4,375)	\$0.73/\$0.95 NNN	<ul style="list-style-type: none"> • NEW • 4 GL; 6 DH; 16' Clear • Available May 1 	Nick Ratzke 253.779.2414
			14,325 (3,375)		<ul style="list-style-type: none"> • 3 GL; 4 DH; 16' Clear • Available May 1 	Jim Honan 205.787.1464
			5,200 (1,000)		<ul style="list-style-type: none"> • 1 GL; 2 DH; 16' Clear • Available May 	
	Bokay To Go 525 E 15 th St Tacoma, WA		17,856 (1,607)	\$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
			1.75 Acres			



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	Welle Building 3727 112 th St SW Lakewood, WA		17,673 (1,960)	\$0.65/\$0.75	<ul style="list-style-type: none"> Quality stand-alone building 2 DH; 2 GL; 24' Clear height Zoned Industrial (I1) 	Griffin Day Jim Honan 206.787.1800 Bruce Valentine 253.779.2400
	Prologis Park-Trans Pacific 3500-B 20 th St E Fife, WA	3500-B	15,000 (1,073)	\$0.70/\$0.95 NNN=\$0.17	<ul style="list-style-type: none"> Sublease space with 20th St frontage 1 GL; 7 DH Lease expires 10/31/2023 	Joel Jones 253.779.2422
	Cascade Building 2316 S State St Tacoma, WA		15,000 (2,500)	\$0.50 Blended NNN	<ul style="list-style-type: none"> 1 GL; 1 DH; 15'-20' clear height Located between Allenmore, St. Joseph's and Tacoma General hospitals Excellent freeway access 	Chris Highsmith 253.779.2402 Joel Jones 253.779.2422
	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 Nick Ratzke 253.779.2414
		5007-16,18,20	4,066 (2,982)		<ul style="list-style-type: none"> Mix of private and open office 1 GL door 	
		5009-6	3,123 (1,485)		<ul style="list-style-type: none"> 4 private offices; 1 GL door 	
		5013-6	3,117 (1,485)		<ul style="list-style-type: none"> Small office (1 private and open area) 1 GL door; 2 Restrooms 	
		5007-11	2,078 (440)		<ul style="list-style-type: none"> 1 GL door 	


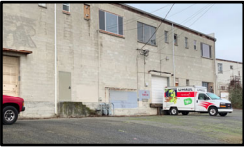


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	Fife Business Park, Cont'd 5003 Pacific Hwy E Fife, WA	5007-12	2,078 (440)	Call for rates	1 GL door	Griffin Day 206.787.1800 Nick Ratzke 253.779.2414
	24th Street Business Park 24 th St E & 138 th Ave E Sumner, WA	C-101-103 & 108-110 North	10,820 (1,038)	Call for rate	<ul style="list-style-type: none"> • Full clear span (no columns) • 3 GL; 18'-20' Clear height; • Available 5/1/20 	Griffin Day 206.787.1474
		C-8/9 North	4,006 (997)	\$4,440/Mo Gross	<ul style="list-style-type: none"> • NEW • 1 GL door; Available 6/1/20 	Fletcher Farrar 206.787.1469
		F-3 North	2,038 (317)	\$2,242/Mo Gross	<ul style="list-style-type: none"> • 1 GL door; Available now 	
		A-8	2,002 (381)	\$2,202/Mo Gross	<ul style="list-style-type: none"> • 1 GL door; Available 4/1/2020 	
		B-5 North	1,991 (211)	\$2,190/Mo Gross	<ul style="list-style-type: none"> • 1 GL door 	
		E-7 North	1,474 (259)	\$1,621/Mo Gross	<ul style="list-style-type: none"> • 1 GL door; Available now 	
	Park 25 11102 25th Ave E, Bldg C Tacoma, WA	A/B/C	9,840 (630)	Call for rates NNN=\$0.27	<ul style="list-style-type: none"> • NEW • 3 GL doors 	Nick Ratzke 253.779.2414
		A	3,280 (0)		<ul style="list-style-type: none"> • NEW • 1 GL door; 1 restroom 	Briana Hickey 253.779.2424
		B	3,280 (120)		<ul style="list-style-type: none"> • NEW • 1 GL door; 1 restroom 	
		C	3,280 (510)		<ul style="list-style-type: none"> • NEW • 1 GL door; 1 restroom 	





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	1944 Milwaukee Way Tacoma, WA		9,450 Main 1,200 Shed 500 Office 40,946 Lot	\$2,200,000	<ul style="list-style-type: none"> Rare opportunity for fee simple ownership Clearspan building, fully fenced PMI Zoning allows for many ind uses Standalone paint booth Buyer to conduct due diligence Convenient Port of Tacoma location 	Theron Meier 253.779.2426 Derrick Urquhart 253.779.2403
	2339 Tacoma Ave S Tacoma, WA		8,900	Call for rate	<ul style="list-style-type: none"> 1 GL door; 2 Pony dock doors 14' clear height Walking distance to Brewery District and UW-Tacoma 	Joel Jones 253.779.2422 Pam Amann 253.779.2431
	Lakewood Business Park 2603 E Portland Ave Tacoma, WA	D-8	7,262	\$0.75 NNN	<ul style="list-style-type: none"> Yard space available 10'x12' roll up doors 18' clear height High traffic with I-5 frontage 10 miles to Port of Tacoma Easy access to I-5 & Hwy-512 Zoned Airport Corridor 1 (AC1) 	Nick Ratzke 253.779.2414 John DeHan 253.779.2433
		H-9	5,511	\$0.85 NNN		
		H-1&2	3,897	\$0.85 NNN		
		G-8	2,862	\$0.85 NNN		
		C-3	2,447	\$0.85 NNN		
		E-5	2,085	\$0.85 NNN		
		E-4	2,075	\$0.85 NNN		
		D-3	1,984	\$0.85 NNN		
E-1	1,879	\$0.85 NNN				
G-4	1,545	\$0.85 NNN				
	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


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	Prologis Park Puyallup 402 Valley Ave NW Puyallup, WA		5,750 (1,486)	\$0.86/\$1.00 NNN	<ul style="list-style-type: none"> • 1 DH; 1 GL • Clear lease type • Available 5/1/2020 	Joel Jones 253.779.2422
	PNC Building 3901 100 th St SW Lakewood, WA	1	5,000 (3,500)	\$4,500/Mo NNN	<ul style="list-style-type: none"> • 1 GL door • Easy access to I-5 and Hwy-512 	Joel Jones 253.779.2422
	Portland Ave Business Park 1824 112 th St E, Bldg B Tacoma, WA	3-A	4,928 (305)	\$0.85	<ul style="list-style-type: none"> • 2 GL doors 	Nick Ratzke 253.779.2414
		2-A	4,720 (BTS)	Call Broker	<ul style="list-style-type: none"> • 2 GL Doors • Shell condition 	
	Shop/Office & Yard Combo 1920 109 th St S Tacoma, WA		3,000 (1,050)	\$5,000/Mo	<ul style="list-style-type: none"> • Fenced and secured lot • Great contractors' office/yard • 5 GL doors • Immediate access to Hwy-512 & I-5 • Available 3/1/2020 or sooner 	Kermit Jorgensen 206.787.1475
			23,000 SF Lot			Fletcher Farrar 206.787.1469

THURSTON COUNTY

	Bridge Point Lacey 3301 Hogum Bay Rd NE Lacey, WA	Bldg A	510,040	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: 134 DH; 4 GL; 36' Clear Height • Bldg B: 20 DH; 1 GL; 32' Clear Height • Bldg C: 12 DH; 1 GL; 32' Clear Height 	Joel Jones 253.779.2422
		Bldg B	75,924			Bruce Valentine 253.779.2400
		Bldg C	53,586			

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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