





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  www.fredericksonone.com	Bldg 5  Bldg 7	1,535,000  312,000	Call for rates	<ul style="list-style-type: none"> <li>• Zoned EC</li> <li>• Wide private roads, easy for trucks</li> <li>• Access to heavy power</li> <li>• 30'-40' clear heights</li> <li>• DH and GL loading</li> <li>• LED lighting; ESFR sprinklers</li> <li>• Rail access possible</li> </ul>	Scott Price 253.779.2419  Mike Avila Pacific Rim 253.961.4305
	<b>The Viking</b> Shaw Rd E & 5th Ave SE Puyallup, WA  www.knutsonfarmsindustrialpark.com		438,065	Call for rates	<ul style="list-style-type: none"> <li>• <b>CONSTRUCTION COMPLETE</b></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>LPC Frederickson South</b> 4202 192nd St E Tacoma, WA		366,182 (divisible)	Call for rate	<ul style="list-style-type: none"> <li>• 81 DH; 4 GL; 36' Clear</li> <li>• Cross-dock loading</li> <li>• 104 trailer stalls; 152 auto stalls</li> <li>• 180' truck court</li> <li>• ESFR sprinklers</li> </ul>	Scott Price 253.779.2419  Kermit Jorgensen 206.787.1475  Mike Avila-Pac Rim
	<b>Former Lakewood Gravel Pit</b> I-5 & 47 <sup>th</sup> St SW Lakewood, WA	Bldg B  Bldg A	284,800  216,200	TBD  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
	<b>Frederickson West 281</b> 4417 192nd St E Unincorporated Pierce County Spanaway, WA		281,181 (divisible)	Call for rates	<ul style="list-style-type: none"> <li>• <b>UNDER CONSTRUCTION – Q2 2021</b></li> <li>• 48 DH; 2 GL; 36' Clear</li> <li>• 81 auto stalls; 87 trailer parking stalls</li> <li>• Zoned EC, allows heavy ind/dist/mfg</li> <li>• Tacoma Rail access</li> <li>• Competitive drayage rates</li> </ul>	Scott Price 253.779.2419  Kermit Jorgensen 206.787.1475  Mike Avila-Pac Rim






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	<b>Lakewood Industrial Park</b> 100th St SW & 47th Ave Lakewood, WA  <a href="http://www.lakewoodindpark.com">www.lakewoodindpark.com</a>	Bldg 28	268,300 (Div) (560)	\$0.59/\$1.20	<ul style="list-style-type: none"> <li>• <b>NEW</b></li> <li>• 65 DH; 4 GL; 30' Clear</li> <li>• 4000 a, 480v, 3p power</li> <li>• 38 trailer stalls and extra 1/2 acre yard</li> </ul>	Bruce Valentine Theron Meier Scott Price  253.779.8400
		Bldg 19	106,720 (5,191)	\$0.52/\$1.00	<ul style="list-style-type: none"> <li>• <b>LEASED</b></li> </ul>	
		Bldg 20	60,000 (5,395)	\$0.54/\$0.95	<ul style="list-style-type: none"> <li>• 16 DH; 1 GL; 4 Rail</li> <li>• 24' Clear height</li> <li>• Dock equipment/edge-of-dock</li> <li>• 1000A, 277/480V</li> </ul>	
		Bldg 26 Ste B	26,000 (1,348)	Call for pricing	<ul style="list-style-type: none"> <li>• <b>NEW</b> – Available 3/1/2021</li> <li>• 14 DH; 8 GL; 24' Clear height</li> <li>• Can be combined with Ste D for a total of 45,500 SF</li> </ul>	
		Bldg 25 Ste H	15,000 (1,451) Div to 10,000	\$0.65/\$0.95	<ul style="list-style-type: none"> <li>• <b>LEASED</b></li> </ul>	
		Bldg 8B Ste B & A1	14,200 (900)	Call for rates	<ul style="list-style-type: none"> <li>• <b>LEASED</b></li> </ul>	
	<b>Starlite Distribution Center</b> 3451 84 <sup>th</sup> St S Lakewood, WA		245,973  Divisible	Call for rates	<ul style="list-style-type: none"> <li>• <b>CONSTRUCTION COMPLETE</b></li> <li>• Concrete tilt, ESFR sprinklers</li> <li>• 74 DH; 4 GL; 32' Clear Height</li> <li>• Cross-docked</li> <li>• 33 trailer parks; 210 total parking stalls</li> <li>• Secured yard</li> </ul>	Derrick Urquhart 253.779.2403







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	<b>The News Tribune Building</b> 1950 S State St Tacoma, WA		242,000 (90,000+)	\$17,250,000	<ul style="list-style-type: none"> <li>• <b>PENDING</b></li> <li>• 50/50 mix of production warehouse and office space</li> <li>• Office includes large meeting space, cafeteria and work out facility</li> <li>• Centrally located with 3 min access to I-5/Hwy-16 interchange</li> <li>• Zoned M-1, City of Tacoma</li> <li>• Sprinklered, Heavy power</li> </ul>	Chris Highsmith 253.779.2402  Joel Jones 253.779.2422
	<b>Portside 55</b> Taylor Way & Lincoln Ave Tacoma, WA	Bldg C	168,150	Call for lease rates	<ul style="list-style-type: none"> <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  Joel Jones 253.779.2422
	<b>Fife Commerce Center</b> 2205 70 <sup>th</sup> Ave E, Bldg A Fife, WA		144,128 (BTS)	\$0.62/\$1.25 \$0.15 NNN	<ul style="list-style-type: none"> <li>• 40 DH; 2 GL</li> <li>• 25 trailer parking stalls</li> <li>• ESFR sprinklers</li> <li>• Restrooms in place</li> <li>• Mixed dock equipment</li> </ul>	Bruce Valentine Scott Price 253.779.8400  Mike Roy 206.787.1470
	<b>Former Martinac Shipyard</b> 401 E 15 <sup>th</sup> St Tacoma, WA		84,285 (9,041)  6.8 Acres	<b>Reduced Price</b> <b>\$5,750,000</b> <del>\$7,200,000</del>	<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>	Bruce Valentine 253.779.2400  Derrick Urquhart 253.779.2403
	<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>• New spec development</li> </ul>	Scott Price 253.779.2419  Joel Jones 253.779.2422







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	<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>	Derrick Urquhart 253.779.2403  Aaron Rosen NAI-PSP 253.203.1319
	<b>Valley Business Center</b> 405 Valley Ave NW Puyallup, WA,		44,090 (9,000)  Div to 4,585	Call for rates	<ul style="list-style-type: none"> <li>Walls are tilted!</li> <li>New development under construction</li> <li>20 GL doors; 16' clear height</li> <li>1600 amps; 277/480 volt</li> </ul>	Scott Price Theron Meier Cameron Valentine  253.779.8400
	<b>Bridge Point Sumner 60</b> 1710 136 <sup>th</sup> Ave E Sumner, WA,		32,715 (2,998)	Call for rates	<ul style="list-style-type: none"> <li>Building Complete Ready to Occupy</li> <li>1 GL; 5 DH; 30' Clear</li> <li>120' truck court</li> <li>30 parking stalls</li> <li>M-1 Zoning, City of Sumner</li> <li>Easy access to Hwy-167</li> </ul>	Scott Price 253.779.2419  Kermit Jorgensen 206.787.1475
	<b>Roman Meal Building</b> 2101 S Tacoma Way Tacoma, WA		31,200  23,400 Ofc 7,800 Whse	\$0.55 NNN	<ul style="list-style-type: none"> <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>	Tim Pavolka 253.606.7610  Joel Jones 253.779.2422
	<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>	Eric Cederstrand 253.779.2428
	<b>Nisqually Power Station</b> 2402-2416 S C St Tacoma, WA		23,757 (1,357)	\$0.75/\$1.00  \$3,650,000 <b>Sale Pending</b>	<ul style="list-style-type: none"> <li>Two buildings</li> <li>Many recent upgrades</li> <li>Located in the Brewery District</li> <li>Cathedral ceiling</li> <li>Fenced brick courtyard</li> <li>Heavy power</li> <li>Near UW-Tacoma &amp; adjacent to I-5</li> </ul>	Chris Highsmith 253.779.2402  Joel Jones 253.779.2422




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	<b>Prologis Park-Trans Pacific</b> 3500-B 20th St E Fife, WA	3500-B	15,000 (1,073)	\$0.70/\$0.95 NNN=\$0.17	<ul style="list-style-type: none"> <li>• Sublease space with 20th St frontage</li> <li>• 1 GL; 7 DH</li> <li>• Lease expires 10/31/2023</li> </ul>	Joel Jones 253.779.2422
	<b>Cascade Building</b> 2316 S State St Tacoma, WA		15,000 (2,500)	\$0.50 Blended NNN	<ul style="list-style-type: none"> <li>• <b>LEASED</b></li> </ul>	Chris Highsmith 253.779.2402  Joel Jones 253.779.2422
	<b>Dillanos Distribution Center</b> 1620 45th 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
	<b>Fife Corporate Park</b> 2001 48th Ave Ct E Tacoma, WA		14,325 (3,375)	\$0.73/\$0.95 NNN	<ul style="list-style-type: none"> <li>• 3 GL; 4 DH; 16' Clear</li> <li>• Available 12/1/2020</li> </ul>	Nick Ratzke 253.779.2414  Jim Honan 205.787.1464
	<b>3555 Erickson St Building</b> Gig Harbor, WA		13,162  8,162 Ofc 5,000 Whs	\$3,200,000	<ul style="list-style-type: none"> <li>• Office/Warehouse building and additional commercial land off Hwy-16</li> <li>• 1 GL; 1 DH; 1 Universal door</li> <li>• 6.5% cap on existing lease (\$2,800,000), plus the additional parcel is priced at \$400,000</li> <li>• 100% leased with term through 7/31/2024</li> <li>• Well laid out design; configured for multiple uses</li> </ul>	Chris Highsmith 253.779.2402  Joel Jones 253.779.2422
	<b>Valley Avenue Business Park</b> 910 Valley Ave NW Puyallup, WA	105	9,711 (1,995)	\$0.75/\$1.00 NNN	<ul style="list-style-type: none"> <li>• 1 GL; 2 DH</li> </ul>	Joel Jones 253.779.2422





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	<b>1944 Milwaukee Way</b> Tacoma, WA		9,450 Main 1,200 Shed 500 Office  40,946 Lot	\$2,200,000	<ul style="list-style-type: none"> <li>• Rare fee simple ownership opportunity</li> <li>• Clearspan building, fully fenced</li> <li>• PMI Zoning allows for many ind. uses</li> <li>• Standalone paint booth</li> <li>• Buyer to conduct due diligence</li> <li>• Convenient Port of Tacoma location</li> </ul>	Theron Meier 253.779.2426  Derrick Urquhart 253.779.2403
	<b>2309 S Tacoma Way</b> Tacoma, WA		9,150 (1,500)	\$9,500/mo NNN	<ul style="list-style-type: none"> <li>• <b>NEW</b></li> <li>• Small industrial building with fenced yard</li> <li>• Heavy power</li> <li>• 4 GL doors; 14' Clear</li> <li>• Great access off S Tacoma Way</li> </ul>	Derrick Urquhart 253.779.2403
	<b>LTD Building</b> 9523 19 <sup>th</sup> Ave E Tacoma, WA	Building A B	9,000 2,625 6,375 (2,250 whse)	\$1,305,000	<ul style="list-style-type: none"> <li>• <b>SOLD</b></li> </ul>	Briana Hickey 253.779.2424  Nick Ratzke 253.779.2414
	<b>2203 Spencer Rd N</b> Puyallup, WA	B	8,681 (1,048)	\$0.85/\$1.35 NNN	<ul style="list-style-type: none"> <li>• 2 DH doors; 1 GL door</li> <li>• Concrete tilt-up construction</li> <li>• Excellent access to Hwy-167</li> </ul>	Theron Meier 253.779.2426
	<b>24<sup>th</sup> Street Business Park</b> 24 <sup>th</sup> St E & 138 <sup>th</sup> Ave E Sumner, WA	B-4/6/7/8 North  B F-9/10 North  C-3 North	8,017 (1,468)  4,011 (783)  2,496 (263)	\$8,819/Mo Gross  \$4,412/Mo Gross  \$2,747/Mo Gross	<ul style="list-style-type: none"> <li>• 4 GL; Available 1/1/21 or sooner</li> <li>• 2 GL; Available 1/1/21</li> <li>• 1 GL; Available w/30 days' notice</li> </ul>	Griffin Day 206.787.1474  Fletcher Farrar 206.787.1469





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	<b>Phelps Tire</b> 2603 E Portland Ave Tacoma, WA		7,700 SF 2 Bldgs	\$2,200,000 \$8,500/Mo NNN	<ul style="list-style-type: none"> <li>• <b>For Sale or Lease</b></li> <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>Fife Business Park</b> 5003 Pacific Hwy E Fife, WA	5113-14	6,586 (3,150)	Call for rates NNN=\$0.36	<ul style="list-style-type: none"> <li>• 2 GL doors; 1 recessed DH loading area; Nice private offices;</li> </ul>	Griffin Day 206.787.1800
		5009-7,8	6,156 (2,970)		<ul style="list-style-type: none"> <li>• 1 GL door</li> <li>• Numerous private offices</li> </ul>	Nick Ratzke 253.779.2414
		5007-7	3,117 (1,485)		<ul style="list-style-type: none"> <li>• 1 GL door</li> <li>• 4 private offices and a conference room</li> </ul>	
		5013-6	3,117 (1,485)		<ul style="list-style-type: none"> <li>• Small office (1 private and open area)</li> <li>• 1 GL door; 2 Restrooms</li> </ul>	
		5009-3	2,082 (367)		<ul style="list-style-type: none"> <li>• 1 GL door</li> <li>• Open warehouse</li> </ul>	
		5007-11	2,078 (440)		<ul style="list-style-type: none"> <li>• 1 GL door</li> </ul>	
		5007-12	2,078 (440)		<ul style="list-style-type: none"> <li>• 1 GL door</li> </ul>	
	<b>Lakewood Business Park</b> 2603 E Portland Ave Tacoma, WA	C1 & 2	5,231	\$0.85 NNN	<ul style="list-style-type: none"> <li>• Yard space available @ \$0.15/SF</li> <li>• 10'x12' roll up doors</li> <li>• 18' clear height</li> <li>• High traffic with I-5 frontage</li> <li>• 10 miles to Port of Tacoma</li> <li>• Easy access to I-5 &amp; Hwy-512</li> <li>• Zoned Airport Corridor 1 (AC1)</li> </ul>	Nick Ratzke 253.779.2414
		E-5	2,085			John DeHan 253.779.2433
		E-4	2,075			
		H-2	1,946			

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	<b>PNC Building</b> 3901 100 <sup>th</sup> St SW Lakewood, WA	1	5,000 (3,500)	\$5,000/Mo NNN	<ul style="list-style-type: none"> <li>• 1 GL door</li> <li>• Easy access to I-5 and Hwy-512</li> </ul>	Joel Jones 253.779.2422
	<b>Portland Ave Business Park</b> 1824 112 <sup>th</sup> St E, Bldg B Tacoma, WA	2-3	4,720 (BTS)	Call Broker	<ul style="list-style-type: none"> <li>• 2 GL Doors</li> <li>• Shell condition</li> </ul>	Nick Ratzke 253.779.2414
	<b>Park 25</b> 11102 25 <sup>th</sup> Ave E, Bldg C Tacoma, WA	A	3,280	Call for rates  NNN=\$0.29	<ul style="list-style-type: none"> <li>• <b>LEASED</b></li> </ul>	Nick Ratzke 253.779.2414  Briana Hickey 253.779.2424
	<b>Pacific Contractor Bldg/Yard</b> 202 Frontage Rd N Pacific, WA		1,800 SF Bldg 18,000 SF Lot	\$6,800/Mo NNN	<ul style="list-style-type: none"> <li>• Rare office/shop + yard combo</li> <li>• Fenced and secured lot; 1 GL door</li> <li>• Great service building or contractors' office/yard</li> <li>• Excellent freeway access</li> <li>• 40' container for additional storage</li> </ul>	Kermit Jorgensen 206.787.1475  Jim Honan 206.787.1464



## THURSTON COUNTY

	<b>Bridge Point Lacey</b> 3301 Hogum Bay Rd NE Lacey, WA	Bldg A	510,040	Call for rates	<ul style="list-style-type: none"> <li>• Buildings Complete-Ready to Occupy</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: 134 DH; 4 GL; 36' Clear Height</li> <li>• Bldg B: 20 DH; 1 GL; 32' Clear Height</li> <li>• Bldg C: 12 DH; 1 GL; 32' Clear Height</li> </ul>	Joel Jones 253.779.2422
		Bldg B	75,924			Bruce Valentine 253.779.2400
		Bldg C	53,586			



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	<b>Lacey Industrial Center</b> Willamette Dr NE @ Hogum Bay Rd NE Lacey, WA		204,164 (BTS)	Call for rates	<ul style="list-style-type: none"> <li>• Available end of March 2021</li> <li>• 62 DH; 4 GL; 32' Clear Height</li> <li>• 135' truck courts</li> <li>• 2,000 amps; 3-phase power</li> </ul>	<p>Bruce Valentine 253.779.2400</p> <p>Cameron Valentine 253.779.2427</p>
	<b>Yelm Mattress Ranch</b> 412 E Yelm Ave Yelm, WA		5,310	\$950,000	<ul style="list-style-type: none"> <li>• Great investment/owner-user building</li> <li>• 3 GL doors; 14' clear height</li> <li>• Great shop space</li> <li>• Fenced, level yard</li> <li>• Great location with street frontage on Yelm Ave</li> </ul>	Theron Meier 253.779.2426