







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






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	Lakewood Industrial Park 100th St SW & 47th Ave Lakewood, WA www.lakewoodindpark.com	Bldg 28	268,300 (Div) (560)	\$0.59/\$1.20	<ul style="list-style-type: none"> 65 DH; 4 GL; 30' Clear 4000 a, 480v, 3p power 38 trailer stalls and extra 1/2-acre yard 	Bruce Valentine Theron Meier Scott Price
		Bldg 20	60,000 (5,395)	\$0.54/\$0.95	<ul style="list-style-type: none"> 16 DH; 1 GL; 4 Rail 24' Clear height Dock equipment/edge-of-dock 1000A, 277/480V 	253.779.8400
		Bldg 26 Ste B	26,000 (1,348)	Call for pricing	<ul style="list-style-type: none"> Available 3/1/2021 14 DH; 8 GL; 24' Clear height Can be combined with Ste D for a total of 45,500 SF 	
	Starlite Distribution Center 3451 84 th St S Lakewood, WA		245,973 Divisible	Call for rates	<ul style="list-style-type: none"> Concrete tilt, ESFR sprinklers 74 DH; 4 GL; 32' Clear Height Cross-docked 33 trailer parks; 210 total 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"> PENDING 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"> LEASED 	Scott Price 253.779.2419 Joel Jones 253.779.2422







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	Fife Commerce Center 2205 70 th Ave E, Bldg A Fife, WA		144,128 (BTS)	\$0.62/\$1.25 \$0.15 NNN	<ul style="list-style-type: none"> • 40 DH; 2 GL • 25 trailer parking stalls • ESFR sprinklers • Restrooms in place • Mixed dock equipment 	Bruce Valentine Scott Price 253.779.8400 Mike Roy 206.787.1470
	Former Martinac Shipyard 401 E 15 th St Tacoma, WA		84,285 (9,041) 6.8 Acres	\$5,750,000	<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"> • New spec development 	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"> • Unbeatable access and visibility between two I-5 interchanges • 3.73 Acres • 9 DH; 6 GL • Showroom, warehouse, yard • Suited for multiple uses 	Derrick Urquhart 253.779.2403 Aaron Rosen NAI-PSP 253.203.1319
	Valley Business Center 405 Valley Ave NW Puyallup, WA,		44,090 (9,000) Div to 4,585	Call for rates	<ul style="list-style-type: none"> • Walls are tilted! • New development under construction • 20 GL doors; 16' clear height • 1600 amps; 277/480 volt 	Scott Price Theron Meier Cameron Valentine 253.779.8400






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	Bridge Point Sumner 60 1710 136 th Ave E Sumner, WA,		32,715 (2,998)	Call for rates	<ul style="list-style-type: none"> • Building Complete Ready to Occupy • 1 GL; 5 DH; 30' Clear • 120' truck court • 30 parking stalls • M-1 Zoning, City of Sumner • Easy access to Hwy-167 	Scott Price 253.779.2419 Kermit Jorgensen 206.787.1475
	Roman Meal Building 2101 S Tacoma Way Tacoma, WA		31,200 23,400 Ofc 7,800 Whse	\$0.55 NNN	<ul style="list-style-type: none"> • 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
	Nisqually Power Station 2402-2416 S C St Tacoma, WA		23,757 (1,357)	\$0.75/\$1.00 \$3,650,000 Sale Pending	<ul style="list-style-type: none"> • Two buildings • Many recent upgrades • Located in the Brewery District • Cathedral ceiling • Fenced brick courtyard • Heavy power • Near UW-Tacoma & adjacent to I-5 	Chris Highsmith 253.779.2402 Joel Jones 253.779.2422
	Welle Building 3727 112 th St SW Lakewood, WA		17,673 (1,960)	\$2,600,000	<ul style="list-style-type: none"> • UNDER CONTRACT • Quality standalone building • 2 DH; 2 GL; 24' Clear Height • Office on two stories • Zoned Industrial (I1) 	Griffin Day Jim Honan 206.787.1800 Bruce Valentine 253.779.2400
	Prologis Park-Trans Pacific 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"> • Sublease space with 20th St frontage • 1 GL; 7 DH • Lease expires 10/31/2023 	Joel Jones 253.779.2422





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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 Corporate Park 2001 48 th Ave Ct E Tacoma, WA		14,325 (3,375)	\$0.73/\$0.95 NNN	<ul style="list-style-type: none"> • 3 GL; 4 DH; 16' Clear • Available 12/1/2020 	Nick Ratzke 253.779.2414 Jim Honan 205.787.1464
	3555 Erickson St Building Gig Harbor, WA		13,162 8,162 Ofc 5,000 Whs	\$3,200,000	<ul style="list-style-type: none"> • Office/Warehouse building and additional commercial land off Hwy-16 • 1 GL; 1 DH; 1 Universal door • 6.5% cap on existing lease (\$2,800,000), plus the additional parcel is priced at \$400,000 • 100% leased with term through 7/31/2024 • Well laid out design; configured for multiple uses 	Chris Highsmith 253.779.2402 Joel Jones 253.779.2422
	Valley Avenue Business Park 910 Valley Ave NW Puyallup, WA	105	9,711 (1,995)	\$0.75/\$1.00 NNN	<ul style="list-style-type: none"> • 1 GL; 2 DH 	Joel Jones 253.779.2422
	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 fee simple ownership opportunity • 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





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	2309 S Tacoma Way Tacoma, WA		9,150 (1,500)	\$9,500/mo NNN	<ul style="list-style-type: none"> • Small industrial building with fenced yard • Heavy power • 4 GL doors; 14' Clear • Great access off S Tacoma Way 	Derrick Urquhart 253.779.2403
	2203 Spencer Rd N Puyallup, WA	B	8,681 (1,048)	\$0.85/\$1.35 NNN	<ul style="list-style-type: none"> • 2 DH doors; 1 GL door • Concrete tilt-up construction • Excellent access to Hwy-167 	Theron Meier 253.779.2426
	24th Street Business Park 24 th St E & 138 th Ave E Sumner, WA	B-4/6/7/8 North	8,017 (1,468)	\$8,819/Mo Gross	<ul style="list-style-type: none"> • 4 GL; Available 1/1/21 or sooner 	Griffin Day 206.787.1474
		D-3/4/7 North	6,010 (240)	\$6,611/Mo Gross	<ul style="list-style-type: none"> • NEW • 3 GL; Available 1/1/21 	Fletcher Farrar 206.787.1469
		B F-9/10 North	4,011 (783)	\$4,412/Mo Gross	<ul style="list-style-type: none"> • 2 GL; Available 1/1/21 	
		C-3 North	2,496 (263)	\$2,747/Mo Gross	<ul style="list-style-type: none"> • 1 GL; Available w/30 days' notice 	
	Phelps Tire 2603 E Portland Ave Tacoma, WA		7,700 SF 2 Bldgs	\$2,200,000 \$8,500/Mo NNN	<ul style="list-style-type: none"> • PENDING • 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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	Fife Business Park 5003 Pacific Hwy E Fife, WA	5113-14	6,586 (3,150)	Call for rates NNN=\$0.36	<ul style="list-style-type: none"> • 2 GL doors; 1 recessed DH loading area; Nice private offices; 	Griffin Day 206.787.1800	
		5009-7	6,156 (2,970)		<ul style="list-style-type: none"> • 1 GL door • Numerous private offices 	Nick Ratzke 253.779.2414	
		5009-13	3,033 (1,485)		<ul style="list-style-type: none"> • 1 GL door • 4 private offices and a conference room 		
		5013-6	3,117 (1,485)		<ul style="list-style-type: none"> • LEASED 		
		5009-15	2,082 (446)		<ul style="list-style-type: none"> • 1 GL door • Open warehouse 		
		5007-11	2,078 (440)		<ul style="list-style-type: none"> • 1 GL door 		
	Lakewood Business Park 2603 E Portland Ave Tacoma, WA	C1 & 2	5,231 LEASED	\$0.85 NNN	<ul style="list-style-type: none"> • Yard space available @ \$0.15/SF • 10'x12' roll up doors • 18' clear height 	Nick Ratzke 253.779.2414	
		E-5	2,085 LEASED				
		E-4	2,075			<ul style="list-style-type: none"> • High traffic with I-5 frontage • 10 miles to Port of Tacoma 	John DeHan 253.779.2433
		H-2	1,946			<ul style="list-style-type: none"> • Easy access to I-5 & Hwy-512 • Zoned Airport Corridor 1 (AC1) 	
	Portland Ave Business Park 1824 112 th St E, Bldg B Tacoma, WA	2-3	4,720 (BTS)	Call Broker	<ul style="list-style-type: none"> • 2 GL Doors • Shell condition 	Nick Ratzke 253.779.2414	
	Fife Business Center 4624-4630 16 th St E Fife, WA	B-3	2,500	\$0.85 NNN=\$0.28	<ul style="list-style-type: none"> • NEW • Freeway signage • Near several amenities • Excellent I-5 Port of Tacoma access 	Joel Jones 253.779.2422 Nick Ratzke 253.779.2414	

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	Pacific Contractor Bldg/Yard 202 Frontage Rd N Pacific, WA		1,800 SF Bldg 18,000 SF Lot	\$6,800/Mo NNN	<ul style="list-style-type: none"> • Rare office/shop + yard combo • Fenced and secured lot; 1 GL door • Great service building or contractors' office/yard • Excellent freeway access • 40' container for additional storage 	<p>Kermit Jorgensen 206.787.1475</p> <p>Jim Honan 206.787.1464</p>

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