
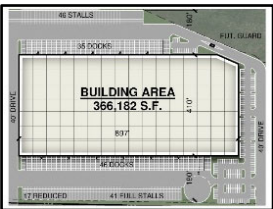










INDUSTRIAL SPACE Pierce/Thurston Counties

Last Updated
10/13/2021

Building Photo	Building Address	Suite	± Total SF (Office SF)	Rate PSF/Price (Shell/Office)	Comments	Contact
	LPC Frederickson ONE 38 th Ave E & 200 th St E Frederickson, WA www.fredericksonone.com	Bldg 5	862,167	Call for rates	<ul style="list-style-type: none"> • BLDG 5 UNDER CONSTRUCTION • Zoned EC • Wide private roads, easy for trucks • Access to heavy power • 30'-42' clear heights • DH and GL loading • LED lighting; ESFR sprinklers • Rail access possible 	Scott Price 253.779.2419
		Bldg 4	533,120			Kermit Jorgensen 206.787.1475
		Bldg 7	317,765			Mike Avila Pacific Rim 253.961.4305
	LPC Frederickson South 4202 192nd St E Tacoma, WA		352,930 (divisible)	Call for rate	<ul style="list-style-type: none"> • UNDER CONSTRUCTION • 83 DH; 4 GL; 36' Clear • Cross-dock loading • 95 trailer stalls; 177 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	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
		Bldg A	216,200	TBD		Nick Ratzke 253.772.2414
	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 (double-loaded) • 33 trailer parks; 210 total parking stalls • Opportunity to secure yard 	Bruce Valentine Derrick Urquhart Cameron Valentine 253.779.8400
	Lakewood Logistics Center V 15102 Woodbrook Dr SW Lakewood, WA		148,407 (3,535)	Call for rates	<ul style="list-style-type: none"> • Class A warehouse facility • 36' Clear; 23 DH doors; 2 GL doors • 130' truck court length • 94 auto stalls; 11 trailer stalls • Building dimensions 285'x502' 	Nick Ratzke 253.779.2414
						Bruce Valentine 253.779.2400






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	Bridge Point Tacoma 116 10002 Steele St S Tacoma, WA		116,321 (BTS)	Call for rates	<ul style="list-style-type: none"> Includes 2,999 SF of structural mezz 20 DH; 2 GL; 32' Clear Height 120 car parks; 9 trailer parks Outside storage 1-minute access to I-5; 10 miles from Port of Tacoma 	<p>Scott Price 253.779.2419</p> <p>Theron Meier 253.779.2426</p>
	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 	<p>Bruce Valentine 253.779.2400</p> <p>Derrick Urquhart 253.779.2403</p>
	Bridge Point Sumner 60 1710 136 th Ave E Sumner, WA		32,718 (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 	<p>Scott Price 253.779.2419</p> <p>Kermit Jorgensen 206.787.1475</p>
	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 	<p>Tim Pavolka 253.606.7610</p> <p>Joel Jones 253.779.2422</p>
	Prologis Park Fife 45 7218 45 th St Ct E Fife, WA	100	27,089 (2,561)	Call for rates	<ul style="list-style-type: none"> LEASED 	<p>Kermit Jorgensen 206.787.1475</p> <p>Scott Price/Joel Jones 253.779.8400</p>






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	Nisqually Power Station 2402-2416 S C St Tacoma, WA		23,757 (1,357)	\$0.75/\$1.00	<ul style="list-style-type: none"> • Two buildings w/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
	Prologis Park Puyallup 402 Valley Ave NW Puyallup, WA	A101-103	21,170 (2,730)	Call for rates	<ul style="list-style-type: none"> • 3 DH; 3 GL; 22' Clear Height • Valley Ave frontage • Abundant parking • LED lighting 	Joel Jones 253.779.2422 Scott Price 253.779.2419
	Lakewood Industrial Park 4424 98th St Ct SW Lakewood, WA	Bldg 26	19,500	Call for rates	<ul style="list-style-type: none"> • LEASED 	Scott Price Theron Meier Bruce Valentine 253.779.8400
	Valley Business Center 405 Valley Ave NW Puyallup, WA,	5,6,7	11,390	\$0.85/\$1.25 NNN	<ul style="list-style-type: none"> • LEASED 	Scott Price Theron Meier Cameron Valentine 253.779.8400
	Portside 55 East 3402 Lincoln Ave Tacoma, WA		10,200 Office	\$12,000,000	<ul style="list-style-type: none"> • UNDER CONTRACT • Absolute NNN Investment • 5.517 usable acres • ±4.45 acres excess yard area for containers/training/heavy equipment & yard maneuverability • Zoned PMI (Port Maritime Industrial) • Property is well located in the heart of the Port of Tacoma along the Heavy Haul Corridor • Fenced and paved with LED lighting • 53 car parks 	Joel Jones 253.779.2422 Scott Price 253.779.2419






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	Phelps Tire 2603 E Portland Ave Tacoma, WA		7,700 SF 2 Bldgs	\$2,300,000 \$8,500/Mo NNN	<ul style="list-style-type: none"> • UNDER CONTRACT • 50,575 SF land on 2 parcels • Clean Ph I completed – Ready to sell • Potential development site • 240 amps; 3-phase • Adjacent to major freeway access 	Denise Davis 253.779.2423
	Fife Business Center 4624-4630 16th St E Fife, WA	B15/B17 B15 B17	7,500 5,000 2,500	\$0.85 NNN NNN=\$0.30	<ul style="list-style-type: none"> • LEASED 	Joel Jones 253.779.2422 Nick Ratzke 253.779.2414
	24th Street Business Park 24 th St E & 138 th Ave E Sumner, WA	B-2 & 9 North D-3/4 North B-102 & 109 South	5,034 (380) 4,011 (356) 3,607 (954)	\$1.25/SF Mod Gross	<ul style="list-style-type: none"> • 2 GL doors • Available 9/1/21 • 2 GL doors • Available 1/1/22 • 1 GL door; 3 offices • Available 9/1/21 	Griffin Day 206.787.1474 Fletcher Farrar 206.787.1469
	Fife Business Park 5003 Pacific Hwy E Fife, WA	5113-6 5113-1	4,022 (1,750) 3,167 (1,131)	Call for rates NNN=\$0.36	<ul style="list-style-type: none"> • 1 GL door; 2 private offices • 1 GL Door • 2 private offices 	Griffin Day 206.787.1800 Nick Ratzke 253.779.2414
		5009-8 5009-9 5009-19	2,886 (1,350) 2,082 (990) 996 (480)		<ul style="list-style-type: none"> • 1 GL door • Numerous private offices • 1 GL door • 2 private offices; Available 11/1/2021 • Open office and separate shop space 	

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	Lakewood Business Park 10109, 10111, 10027 S Tacoma Way Lakewood, WA	D7	LEASED 4,873	\$0.90 Blended	<ul style="list-style-type: none"> • Yard space available (\$0.15 Gross) • High traffic with frontage to I-5 • Zoned Airport Corridor 1 (AC1) • 10' x 14' roll up doors • 18' clear height 	Nick Ratzke 253.779.2414
		D6	LEASED 815	\$1,000/Mo NNN=\$0.25		John Dehan 253.779.2433
	Portland Ave Business Park 112 1824 112 th St E Tacoma, WA	Bldg 3 Ste F	2,360 (BTS)	\$1.35 NNN	<ul style="list-style-type: none"> • High exposure flex/retail space fronting busy 112th St • 1 GL door • Available w/30 days' notice 	Briana Hickey Nick Ratzke Chase Bowden 253.779.8400
		Bldg 3 Ste E-H	2,360 (BTS)			
	Arabella Business Park 13909 Meridian Ave E Puyallup, WA	D4	523	\$1.15	<ul style="list-style-type: none"> • NEW • Warehouse/storage space • 3 private stalls • 1 GL door; 18' Clear height • Multi-tenant business park with medical, retail and service tenants 	Cameron Valentine 253.779.2427 Nick Ratzke 253.779.2414
THURSTON COUNTY						
	Bridge Point Lacey 3301 Hogum Bay Rd NE Lacey, WA	Bldg B	75,924	Call for rates	<ul style="list-style-type: none"> • LEASED 	Joel Jones 253.779.2422
						Bruce Valentine 253.779.2400
	Lacey Industrial Center Willamette Dr NE @ Hogum Bay Rd NE Lacey, WA		204,164 (BTS)	Call for rates	<ul style="list-style-type: none"> • 62 DH; 4 GL; 32' Clear Height • 135' truck courts • 2,000 amps; 3-phase power 	Bruce Valentine 253.779.2400
						Cameron Valentine 253.779.2427