
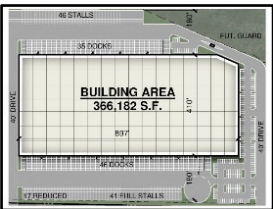





INDUSTRIAL SPACE Pierce/Thurston Counties

Last Updated
11/24/2021

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 LEASED	862,167	Call for rates	<ul style="list-style-type: none"> • BLDG 4 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	533,424			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)	\$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	\$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>
	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 	<p>Chris Highsmith 253.779.2402</p> <p>Joel Jones 253.779.2422</p>






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	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 	<p>Joel Jones 253.779.2422</p> <p>Scott Price 253.779.2419</p>
	Investment Opportunity 5001 112 th St E & 11103 50 th Ave S Tacoma, WA		14,235	Call for price	<ul style="list-style-type: none"> • NEW • Office and warehouse on 1.92 acres • 11,675 SF Office Bldg • 2,560 SF Warehouse Bldg • Zoned Urban Corridor (UC) 	<p>Briana Hickey 253.779.2424</p> <p>Mike Hickey 253.779.2401</p>
	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) • Fenced and paved with LED lighting • 53 car parks 	<p>Joel Jones 253.779.2422</p> <p>Scott Price 253.779.2419</p>
	Rude Family Property 3206 232 nd St E Spanaway, WA		8,000	\$0.85 Call for sale price	<ul style="list-style-type: none"> • NEW • For lease or sale • Shop building with yard space • 3 GL doors; 16'-20' clear height • 217,800 SF land size • Zoned Community Employment • Located directory off Hwy-7 	<p>Cameron Valentine 253.779.2427</p> <p>Bruce Valentine 253.779.2400</p>
	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"> • SOLD 	Denise Davis 253.779.2423




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	3107 106th St S Lakewood, WA		5,788 (687)	\$1.00 NNN NNN=\$1,200/Mo	<ul style="list-style-type: none"> • NEW • 2 GL doors • 24'-38' clear height 	Chase Bowden 253.779.2418 Nick Ratzke 253.779.2414
	24th Street Business Park 24 th St E & 138 th Ave E Sumner, WA	B-2 & 9 North	5,034 (380)	\$1.35 Gross	<ul style="list-style-type: none"> • LEASED 	Griffin Day 206.787.1474
		D-3/4 North	4,011 (356)		<ul style="list-style-type: none"> • 2 GL doors • Available 1/1/22 	Fletcher Farrar 206.787.1469
		B-102 & 109 South	3,607 (954)		<ul style="list-style-type: none"> • 1 GL door; 3 offices • Available 9/1/21 	Chris Trussel 206.787.1476
	Fife Business Park 5003 Pacific Hwy E Fife, WA	5113-6	4,022 (1,750)	Call for rates NNN=\$0.36	<ul style="list-style-type: none"> • LEASED 	Griffin Day 206.787.1800
		5113-1	3,167 (1,131)		<ul style="list-style-type: none"> • 1 GL Door • 2 private offices 	Nick Ratzke 253.779.2414
		5009-8	2,886 (1,350)		<ul style="list-style-type: none"> • 1 GL door • Numerous private offices 	Chase Bowden 253.779.2418
		5009-9	2,082 (990)		<ul style="list-style-type: none"> • LEASED 	
		5009-19	996 (480)		<ul style="list-style-type: none"> • LEASED 	
	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"> • LEASED 	Briana Hickey Nick Ratzke Chase Bowden
		Bldg 3 Ste E-H	2,360 (BTS)		<ul style="list-style-type: none"> • High exposure flex/retail space fronting busy 112th St • 1 GL door • Available w/30 days' notice 	253.779.8400

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	Fife Business Center 4624-4630 16 th St E Fife, WA	B18	2,402	\$1.00 NNN = \$0.30	<ul style="list-style-type: none"> NEW Warehouse space Freeway signage on I-5 Near several amenities Excellent I-5 and Port of Tacoma access 	Joel Jones 253.779.2422 Nick Ratzke 253.779.2414
	Arabella Business Park 13909 Meridian Ave E Puyallup, WA	D4	523	\$1.15	<ul style="list-style-type: none"> 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						
	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