# LAKEWOOD INDUSTRIAL PARK

100TH ST SW & 47TH AVE SW | LAKEWOOD, WA




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*professionally managed/owned by:*

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**PROPERTY** HIGHLIGHTS

**27-BUILDING** CAMPUS

**±2.4M** TOTAL SF

**I-5** ACCESS

**SR-512** CONNECTIVITY

**TRUCK** MANEUVERABILITY

**ON-SITE** MANAGEMENT

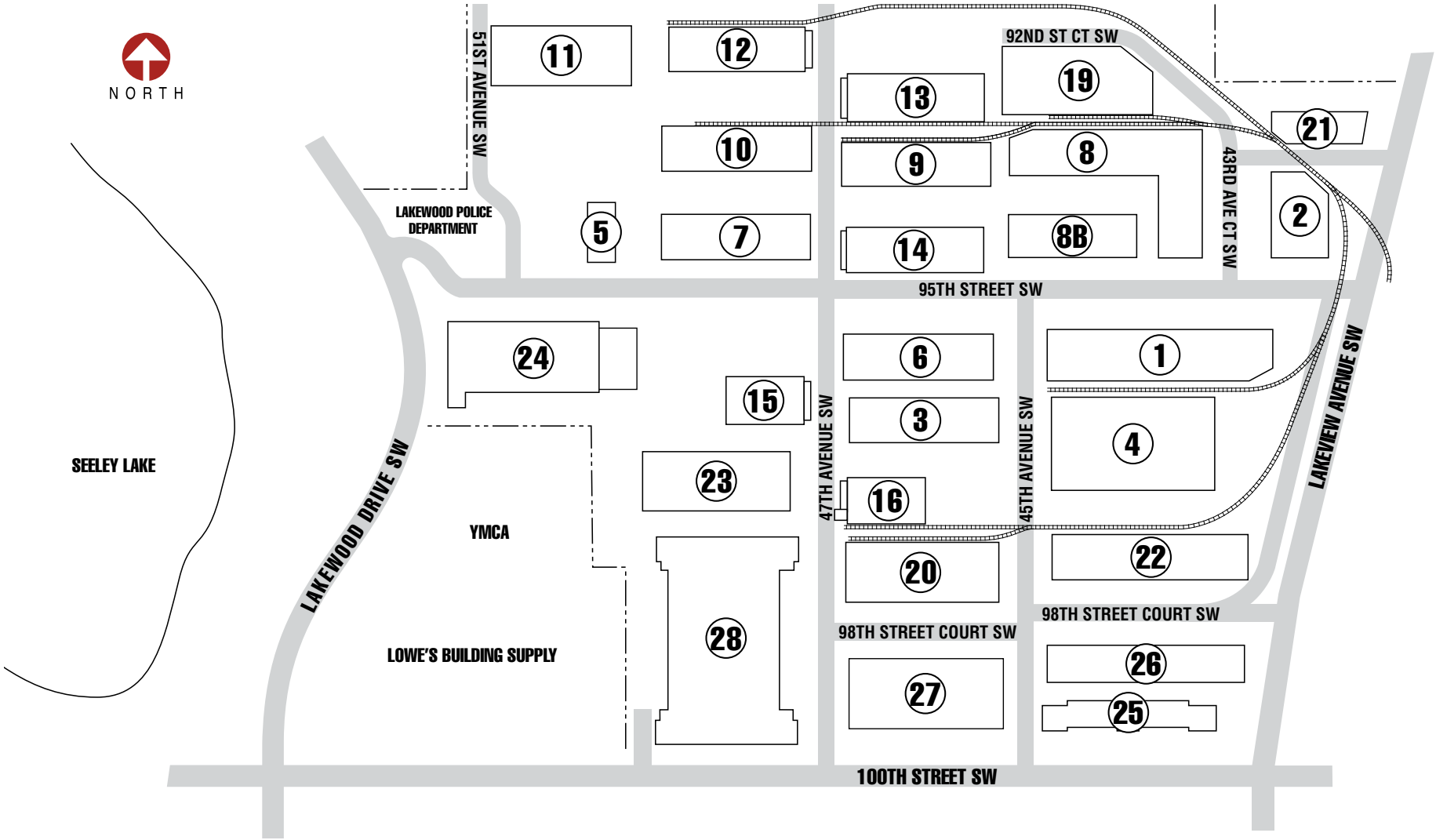
**FTZ #86** ZONING

**FIBER** INTERNET

**PORT** PROXIMITY

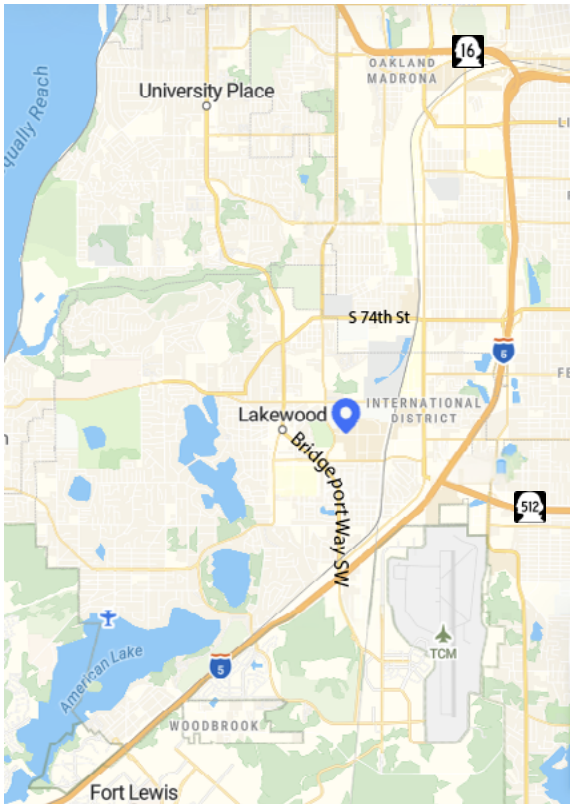
**TRAILER** PARKING

**HEAVY** POWER



# CURRENT AVAILABILITIES

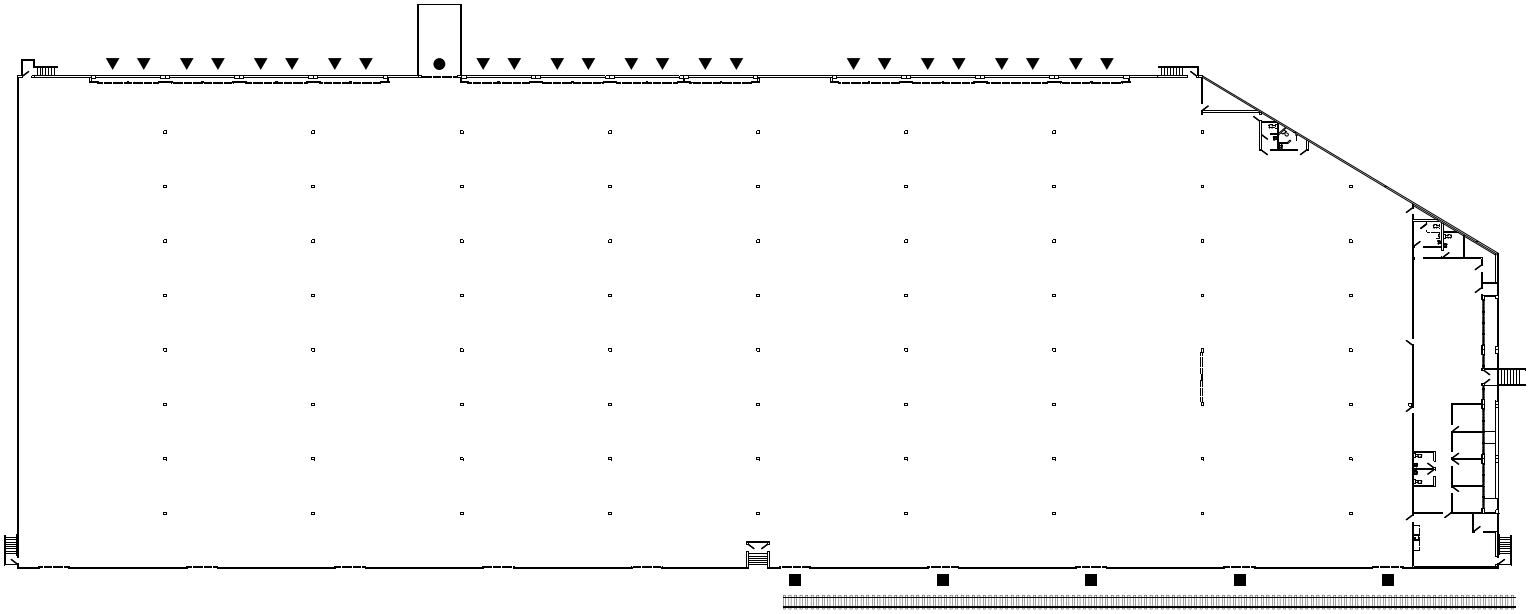
| Building | Suite | Shell Size | Office Size |
|---|---|---|---|
| 19 | Entire Building | 106,720 SF | 3,977 SF |
| 1 | A | 33,187 SF | 1,542 SF |
| 8B | A1 & B | 14,200 SF | 990 SF |
| 16 | B, B1, & D-1 | 13,130 SF | 665 SF |
| 16 | A | 6,565 SF | N/A |
| 14 | B | 6,565 SF | 530 SF |
| Yard 26 | N/A | 28,500 SF (trailer yard) | N/A |
| Comments: Potential to lease Building 19 with the adjacent 55,000 SF yard | | | |






| CURRENT AVAILABILITIES | BUILDING | ENTIRE | SHELL SIZE | OFFICE SIZE | NNN RATE |
|---|---|---|---|---|---|
| | 19 | BUILDING | 106,720 SF | 3,977 SF | $0.29/SF |

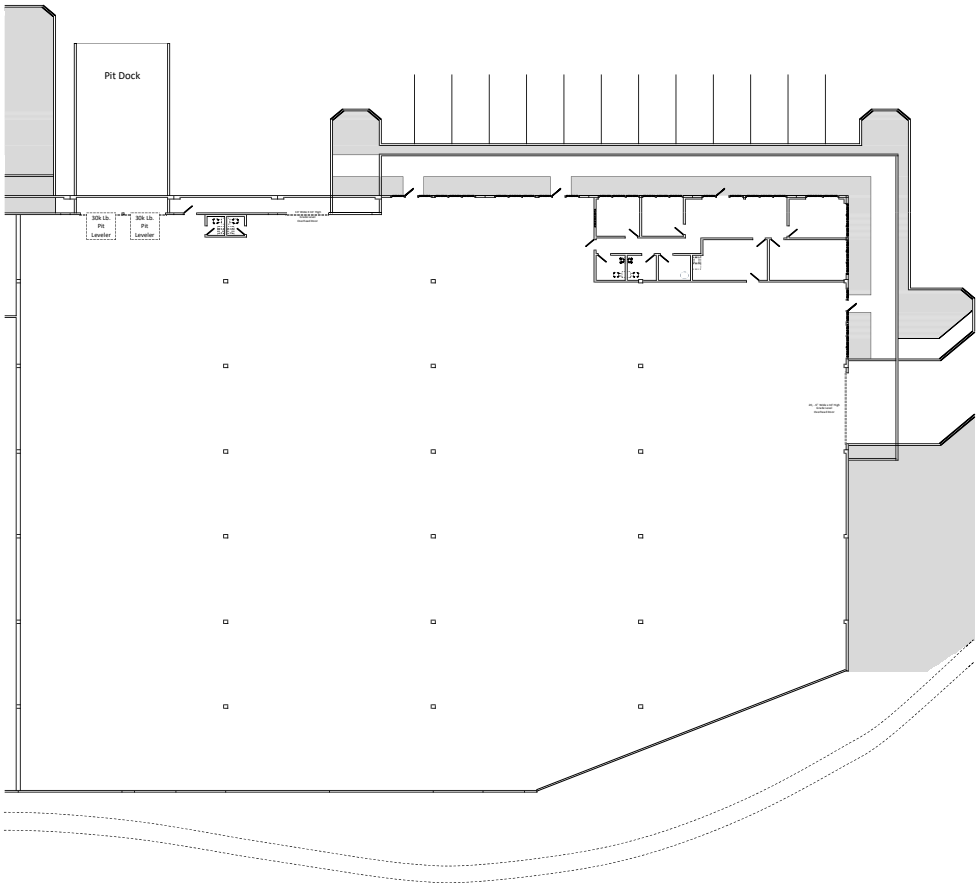
Comments: Potential to lease with adjacent 55,000 SF yard; 24 DH positions; 1 GL door; 5 rail doors; 2,000 Amps of 480/277V, 3-Phase Power (can be increased to 4,000 Amps); Fenced truck court; Available now



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| CURRENT AVAILABILITIES | BUILDING | SUITE | SHELL SIZE | OFFICE SIZE | NNN RATE |
|---|---|---|---|---|---|
| | 1 | A | 33,187 SF | 1,542 SF | $0.29/SF |

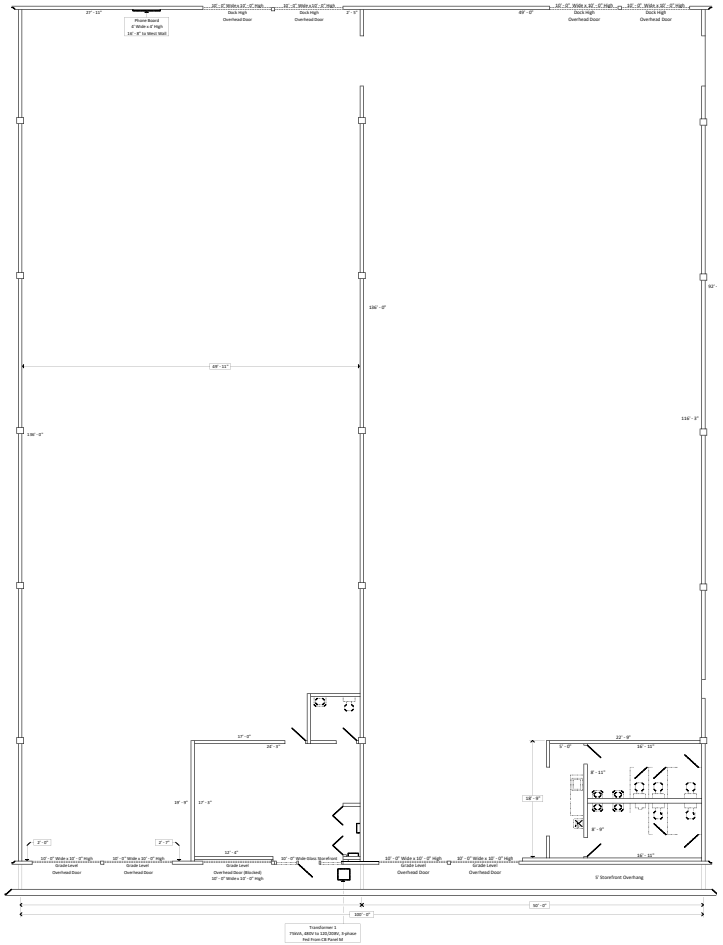
Comments: 2 pit levelers; 2 GL doors (1 – 20' wide); Available 5/1/2027




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| CURRENT AVAILABILITIES | BUILDING | SUITE | SHELL SIZE | OFFICE SIZE | NNN RATE |
|---|---|---|---|---|---|
| | 8B | A-1 & B | 14,200 SF | 990 SF | $0.29/SF |

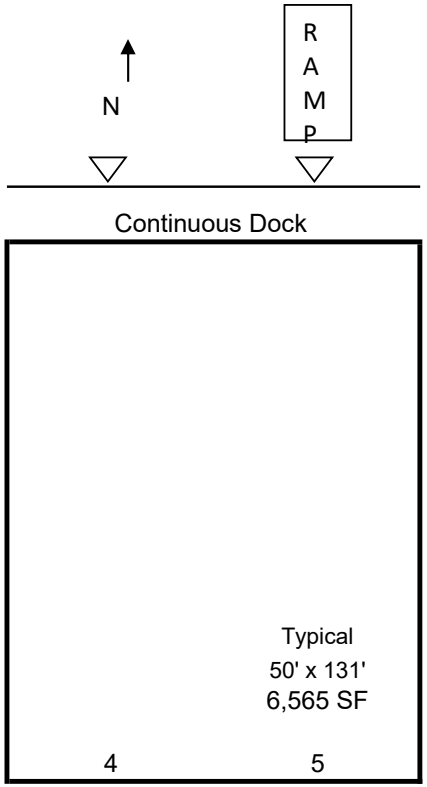
Comments: 4 DH doors (10’ x 10’); 4 GL doors (10’ x 10’); Available 12/1/2026



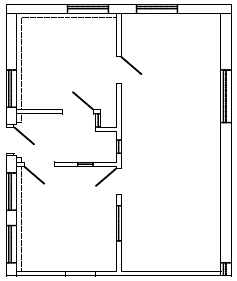
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| CURRENT AVAILABILITIES | BUILDING | SUITE | SHELL SIZE | OFFICE SIZE | NNN RATE |
|---|---|---|---|---|---|
| | 16 | B, B-1, & D-1 | 13,130 SF | 665 SF | $0.29/SF |

Comments: 2 DH doors; 1 Ramp; Can be combined with Suite A for a total of 19,695 SF; Available now




Suite B & B-1 (Shell)

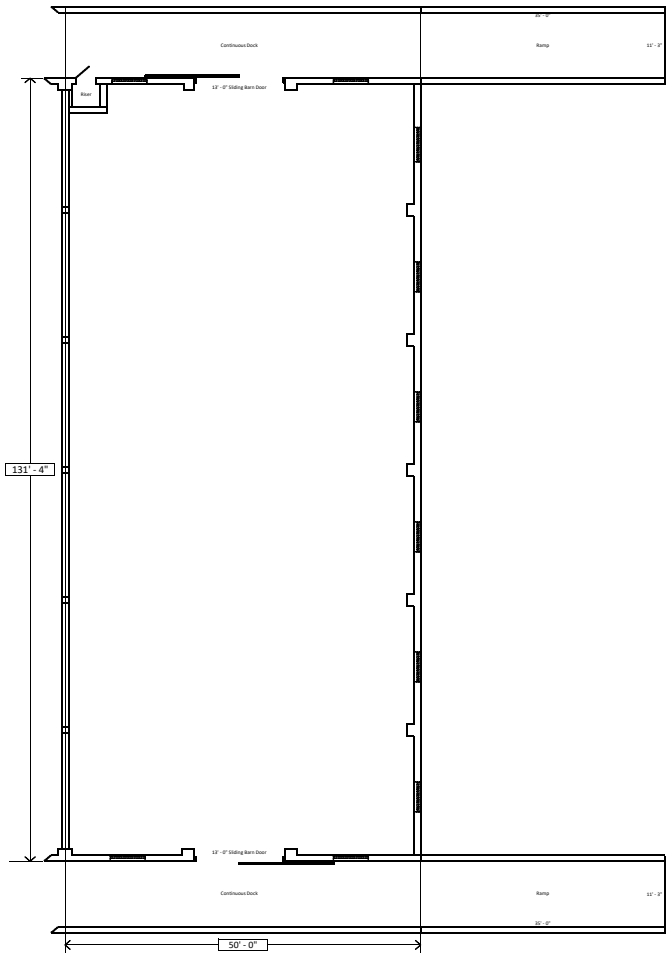


Suite D-1 (Office)

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| CURRENT AVAILABILITIES | BUILDING | SUITE | SHELL SIZE | NNN RATE |
|---|---|---|---|---|
| | 16 | A | 6,565 SF | $0.29/SF |

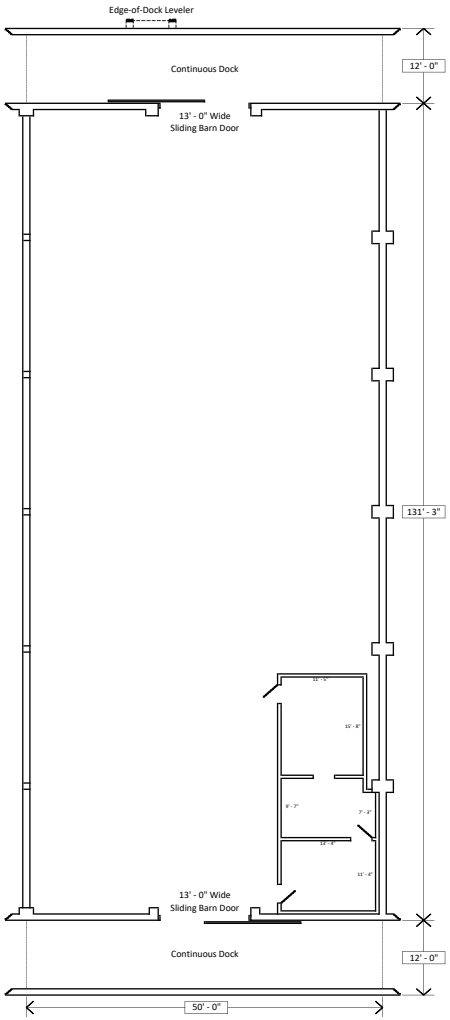
Comments: Can be combined with Suite B, B-1, & D-1 for a total of 19,695 SF; 1 DH door with ramp access




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| CURRENT AVAILABILITIES | BUILDING | SUITE | SHELL SIZE | OFFICE SIZE | NNN RATE |
|---|---|---|---|---|---|
| | 14 | B | 6,565 SF | 530 SF | $0.29/SF |

Comments: 2 DH doors; 3 private offices; Available 2/1/2027




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**CURRENT AVAILABILITIES**

| YARD | YARD SIZE | LEASE RATE |
|---|---|---|
| 26 | 28,500 SF | $0.15/SF |

Comments: Fully fenced and striped for 24 trailer stalls




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