

114,988 SF FOR LEASE

AVAILABLE SUMMER 2024



VALLEY AVENUE INDUSTRIAL CENTER

7323 Valley Ave East | Fife, WA

AVAILABLE SPACE

114,988 SF Shell
3,228 SF Office (expandable)

LAND SIZE

6.53 AC

LOADING

2 GL & 18 DH

AUTO PARKING

92 Stalls

CLEAR HEIGHT

36'

DELIVERY DATE

Summer 2024

LOCATION HIGHLIGHTS

- Frontage on Valley Avenue
- 1.7 miles from full entry onto I-5, either North-bound or South-bound
- Less than three (3) miles of road distance from entry onto SR-167
- Less than four (4) miles of road distance from the Port of Tacoma
- Less than 30 miles of road distance from the Port of Seattle



BRUCE VALENTINE

253.779.2400

bvalentine@neilwalter.com

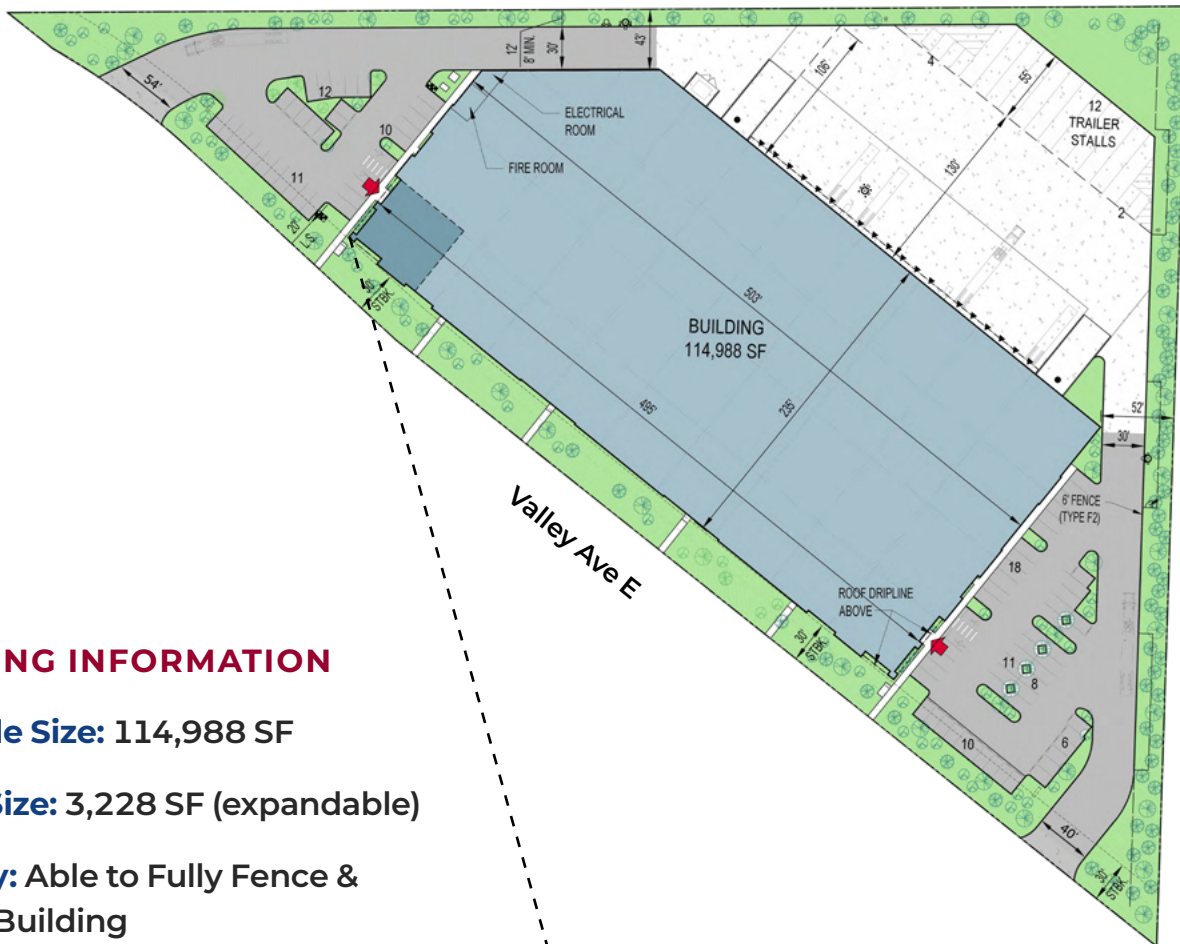
CAMERON VALENTINE

253.779.2427

cvalentine@neilwalter.com

All information references in this document are approximate. The information contained herein is contained from sources deemed reliable. It is provided without representation, warranty, or guarantee, expressed or implied as to accuracy. Prospective buyer or tenant should conduct its own independent investigation relating to the property, government codes and regulations, allowed uses, and all other matters, regardless of whether they are referred to or contained in this document.

SITE PLAN



BUILDING INFORMATION

Available Size: 114,988 SF

Office Size: 3,228 SF (expandable)

Security: Able to Fully Fence & Secure Building

Land Size: 6.53 AC

Loading: 2 GL & 18 DH

Auto Parking: 92 Stalls

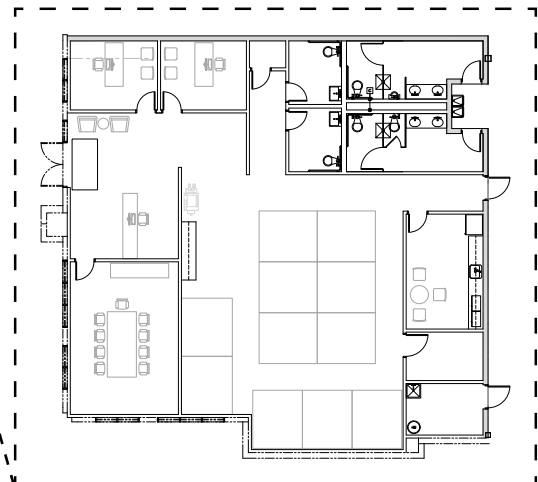
Trailer Parking: 12 Stalls

Clear Height: 36'

Column Spacing: 52' x 60'

Power: 2,000 Amps, 480 Volts

Sprinklers: ESFR



BRUCE VALENTINE
253.779.2400

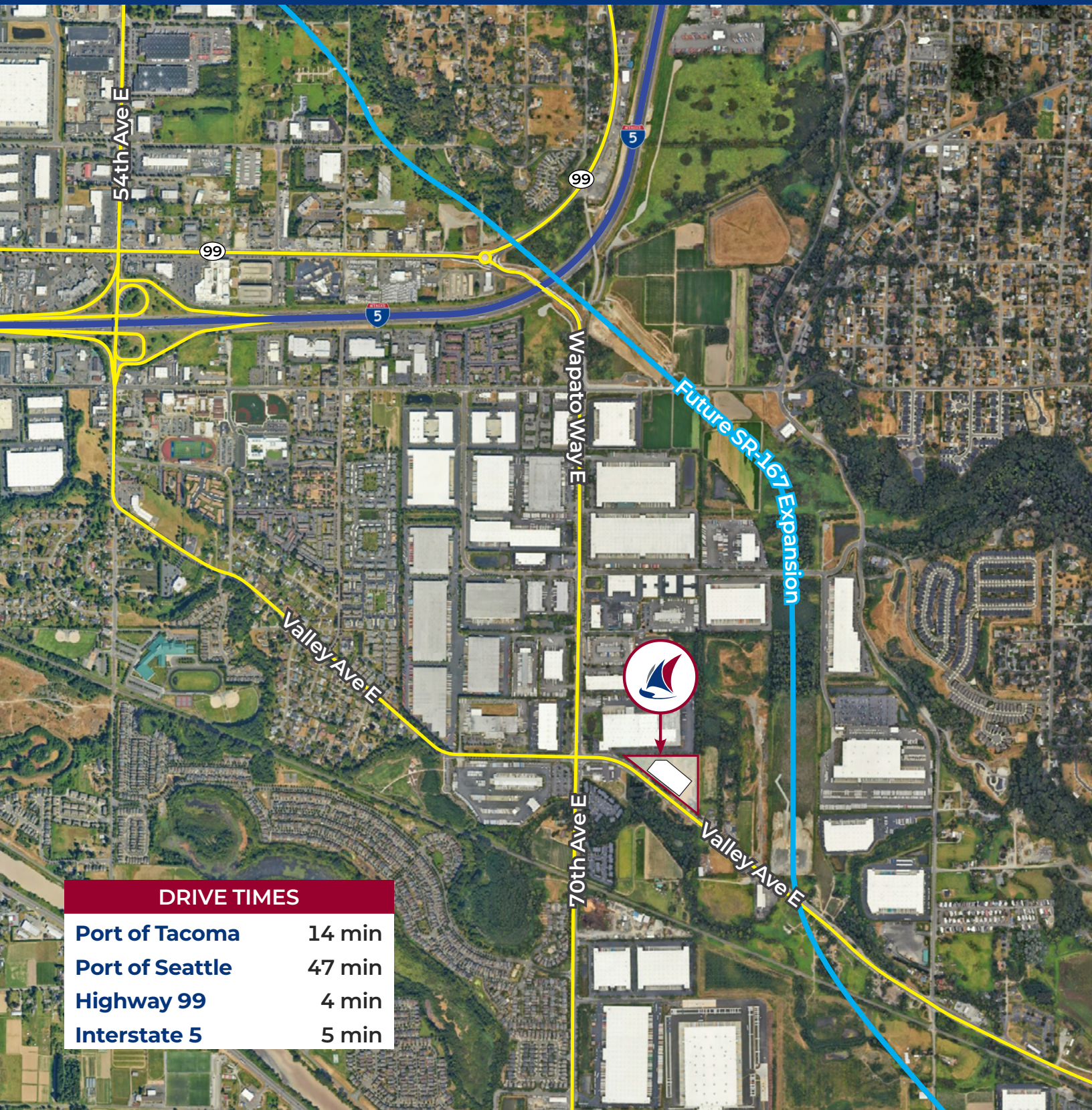
bvalentine@neilwalter.com

CAMERON VALENTINE
253.779.2427

cvalentine@neilwalter.com

All information references in this document are approximate. The information contained herein is contained from sources deemed reliable. It is provided without representation, warranty, or guarantee, expressed or implied as to accuracy. Prospective buyer or tenant should conduct its own independent investigation relating to the property, government codes and regulations, allowed uses, and all other matters, regardless of whether they are referred to or contained in this document.

FUTURE SR-167 EXPANSION



DRIVE TIMES

Port of Tacoma	14 min
Port of Seattle	47 min
Highway 99	4 min
Interstate 5	5 min



BRUCE VALENTINE
253.779.2400

bvalentine@neilwalter.com

CAMERON VALENTINE
253.779.2427

cvalentine@neilwalter.com

All information references in this document are approximate. The information contained herein is contained from sources deemed reliable. It is provided without representation, warranty, or guarantee, expressed or implied as to accuracy. Prospective buyer or tenant should conduct its own independent investigation relating to the property, government codes and regulations, allowed uses, and all other matters, regardless of whether they are referred to or contained in this document.

NEARBY TENANTS & RETAIL AMENITIES



BRUCE VALENTINE
253.779.2400

bvalentine@neilwalter.com

CAMERON VALENTINE
253.779.2427

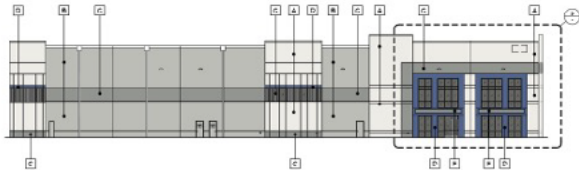
cvalentine@neilwalter.com

All information references in this document are approximate. The information contained herein is contained from sources deemed reliable. It is provided without representation, warranty, or guarantee, expressed or implied as to accuracy. Prospective buyer or tenant should conduct its own independent investigation relating to the property, government codes and regulations, allowed uses, and all other matters, regardless of whether they are referred to or contained in this document.



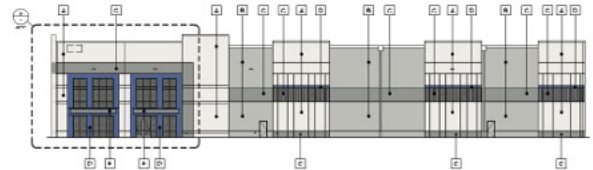
NORTH ELEVATION

1



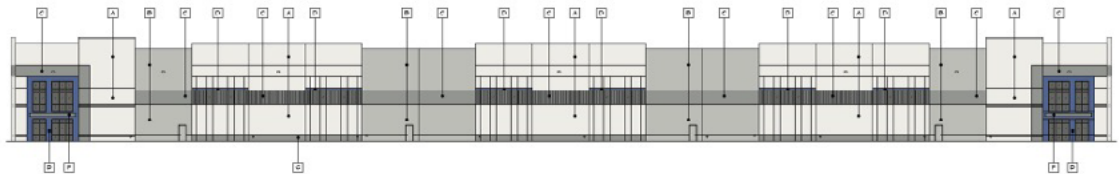
WEST ELEVATION

2



EAST ELEVATION

3



SOUTH ELEVATION

4

EXTERIOR COLOR LEGEND

A		BODY - TILT-UP CONCRETE WALL: SHERWIN WILLIAMS "PURE WHITE" SW 1005
B		ACCENT 1 - TILT-UP CONCRETE WALL: SHERWIN WILLIAMS "ARGOS" SW 1065
C		ACCENT 2 - TILT-UP CONCRETE WALL: SHERWIN WILLIAMS "TIN LIZZIE" SW9163
D		ACCENT 3 - TILT-UP CONCRETE WALL & ACCENT: AEP-SPAN "XEBEC BLUE"
E		FASCIA TRIM: AEP-SPAN "COOL REGAL WHITE"
F		CANOPIES: SHERWIN WILLIAMS "TIN LIZZIE" SW9163
G		METAL CLADDING: AEP "COOL ZINC GRAY"
		GLAZING - 1/4 GRAY SOLARBAN 60 (CLEAR ANNOIDIZED MULLIONS)
		CONCRETE FORM LINER WHERE SHOWN, PAINT AS INDICATED



ENLARGED ELEVATIONS

5

ABOUT XEBEC

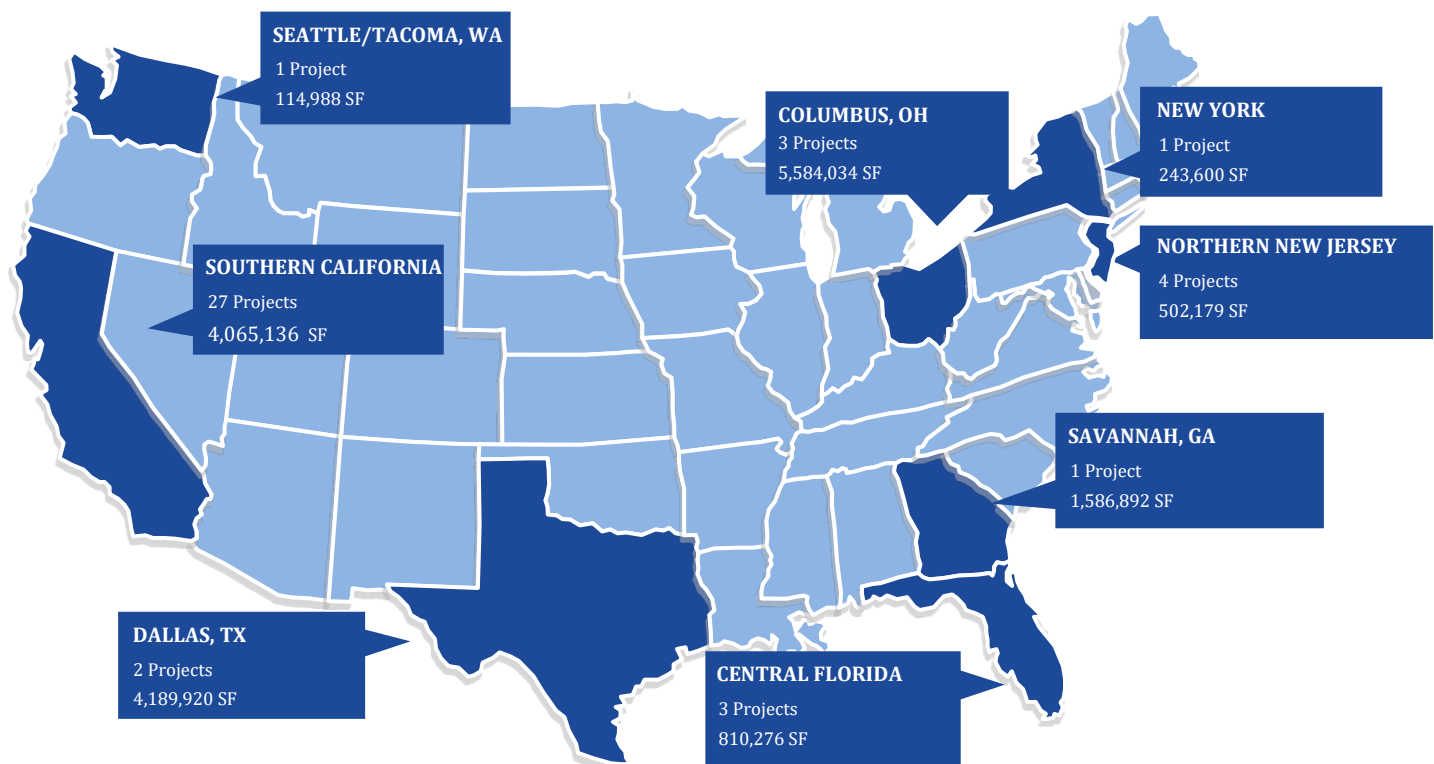
www.xebecrealty.com



Xebec provides real estate investment opportunities in industrial assets to institutional and private wealth investors through the acquisition, development, redevelopment, and management of institutional-quality bulk logistics, infill/last-mile and light industrial properties located in top-tier markets in the U.S.

Since inception, Xebec has acquired and developed, redeveloped, or repositioned industrial and industrial logistics real estate projects totaling over 9 million square feet, with an additional 42 projects totaling approximately 17.1 million square feet currently in various stages of development.

Xebec Development Pipeline



Xebec Completed Developments



LOGISTIX HUB SOUTH DALLAS
DALLAS, TX



THE HUB AT LONDON GROVEPORT
COLUMBUS, OH



10TH STREET
AZUSA, CA



LOGISTIX HUB SAVANNAH
SAVANNAH, GA



BRUCE VALENTINE
253.779.2400

bvalentine@neilwalter.com

CAMERON VALENTINE
253.779.2427

cvalentine@neilwalter.com

All information references in this document are approximate. The information contained herein is contained from sources deemed reliable. It is provided without representation, warranty, or guarantee, expressed or implied as to accuracy. Prospective buyer or tenant should conduct its own independent investigation relating to the property, government codes and regulations, allowed uses, and all other matters, regardless of whether they are referred to or contained in this document.