



114,988 SF FOR LEASE
CONSTRUCTION COMPLETE



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'

TRUCK COURT

Full Concrete

DOCK EQUIPMENT

**9 existing 45,000-lb
mechanical dock levelers**

LOCATION HIGHLIGHTS

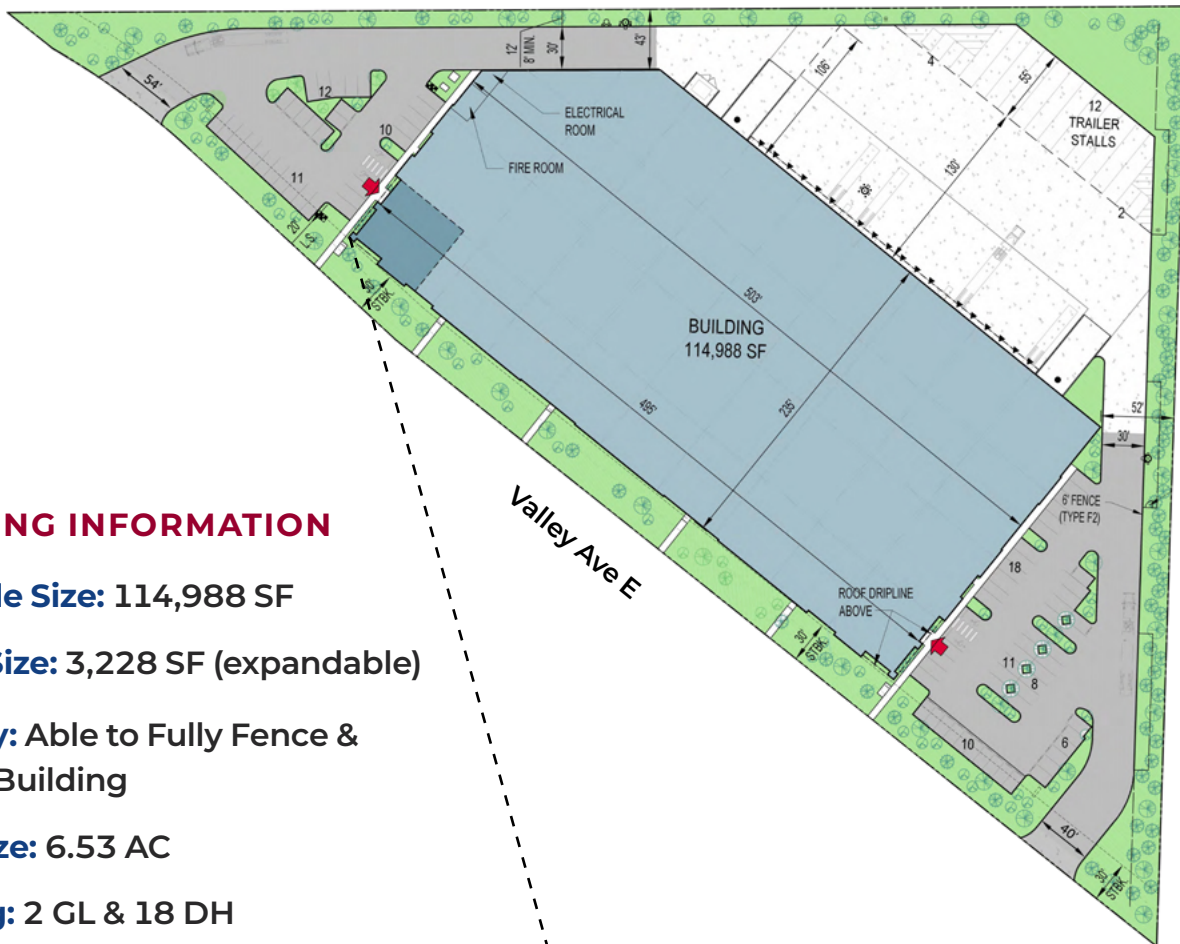
- Frontage on Valley Avenue
- 1.7 miles from full entry onto I-5, either North-bound or South-bound
- Less than three (3) miles of road distance from entry onto SR-167
- Less than four (4) miles of road distance from the Port of Tacoma
- Less than 30 miles of road distance from the Port of Seattle



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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'

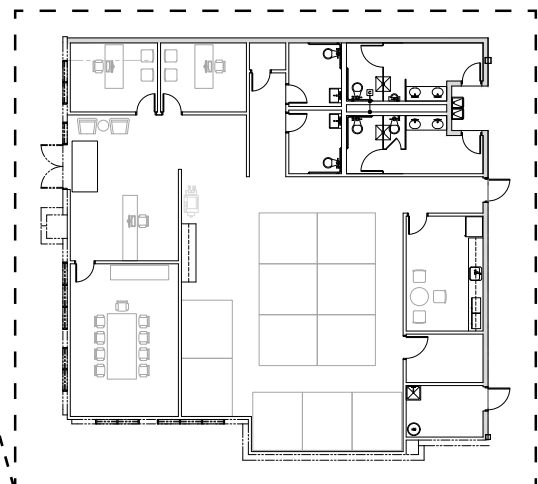
Column Spacing: 52' x 60'

Power: 2,000 Amps, 480 Volts

Sprinklers: ESFR

Truck Court: Full Concrete

Dock Equipment: 9 existing
45,000-lb mechanical dock levelers



FUTURE SR-167 EXPANSION



DRIVE TIMES

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



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NEARBY TENANTS & RETAIL AMENITIES



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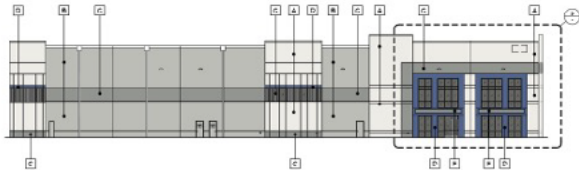
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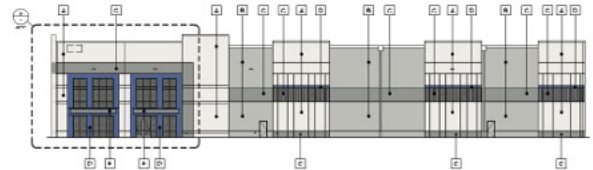
NORTH ELEVATION

1



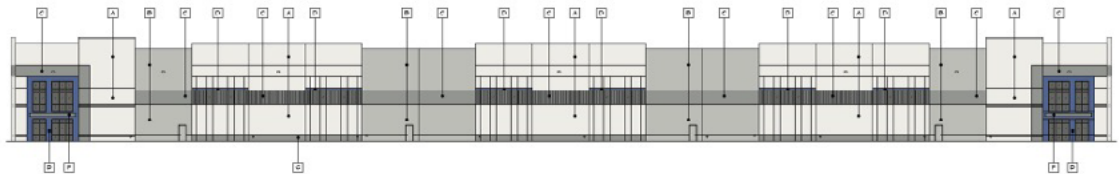
WEST ELEVATION

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

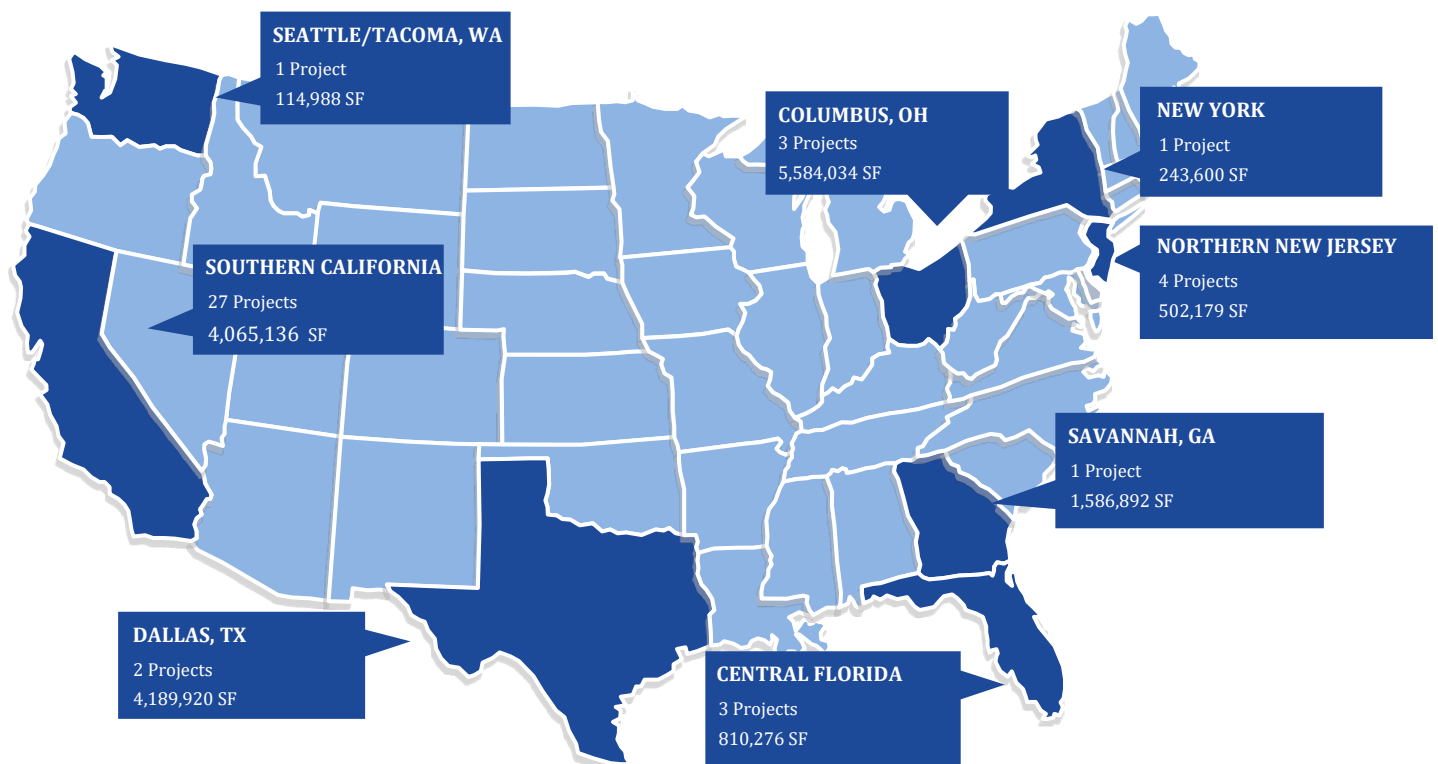
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Xebec provides real estate investment opportunities in industrial assets to institutional and private wealth investors through the acquisition, development, redevelopment, and management of institutional-quality bulk logistics, infill/last-mile and 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 Recently Completed Developments



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DALLAS, TX



THE HUB AT LONDON GROVEPORT
COLUMBUS, OH



72ND STREET
MIAMI, FL



LOGISTIX HUB SAVANNAH
SAVANNAH, GA



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