

FOR LEASE

# CANYON POINT INDUSTRIAL CENTER

Building A | Frederickson

## GATEWAY TO FREDERICKSON INDUSTRIAL MARKET



**443,358 SF**

Available Space

**40'**

Clear Height

**93**

Trailer Parking

**CROSS**

Loaded Building

Building A is part of an Industrial Park totaling +/- 584,000 square feet situated on 40.86 acres. The project is zoned EC-Industrial and located in the rapidly growing Frederickson Industrial Market with many amenities within walking distance. A signalized park entry to the project provides easy access to Canyon Road and access to SR-512 is 5 miles.

**available**

Construction start within 30  
days of lease execution  
Delivery in 10 months



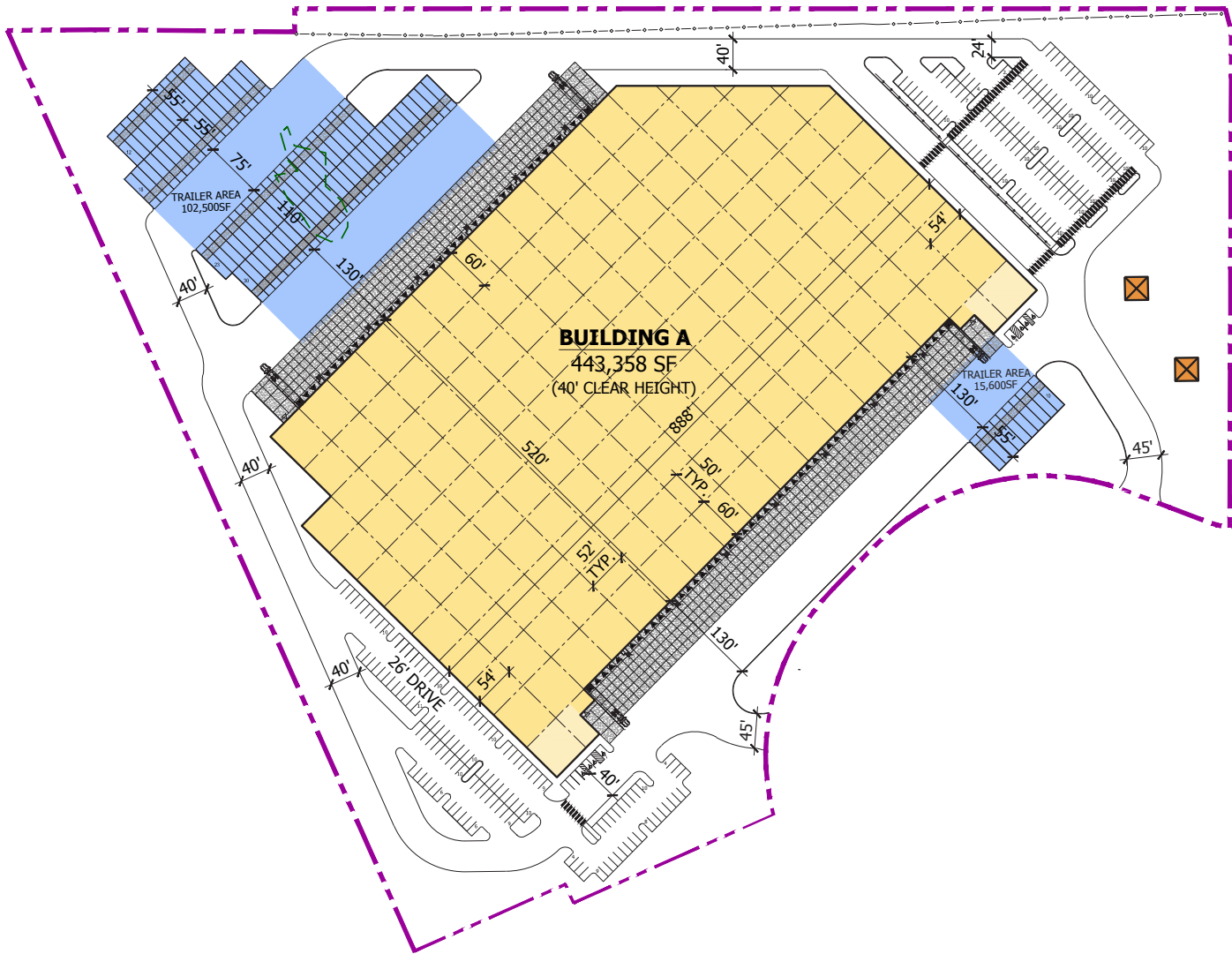
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## BUILDING A SPECS

Size (SF)	Building Depth	Clear Height	Column Spacing	Speed Bay	Slab	Dock Doors	Drive-in Doors	Truck Court	Car Parking	Trailer Parking*
443,358	520'	40'	50' x 52'	60'	7"	80	4	130'	267	93

\*Additional 138 trailer stalls available



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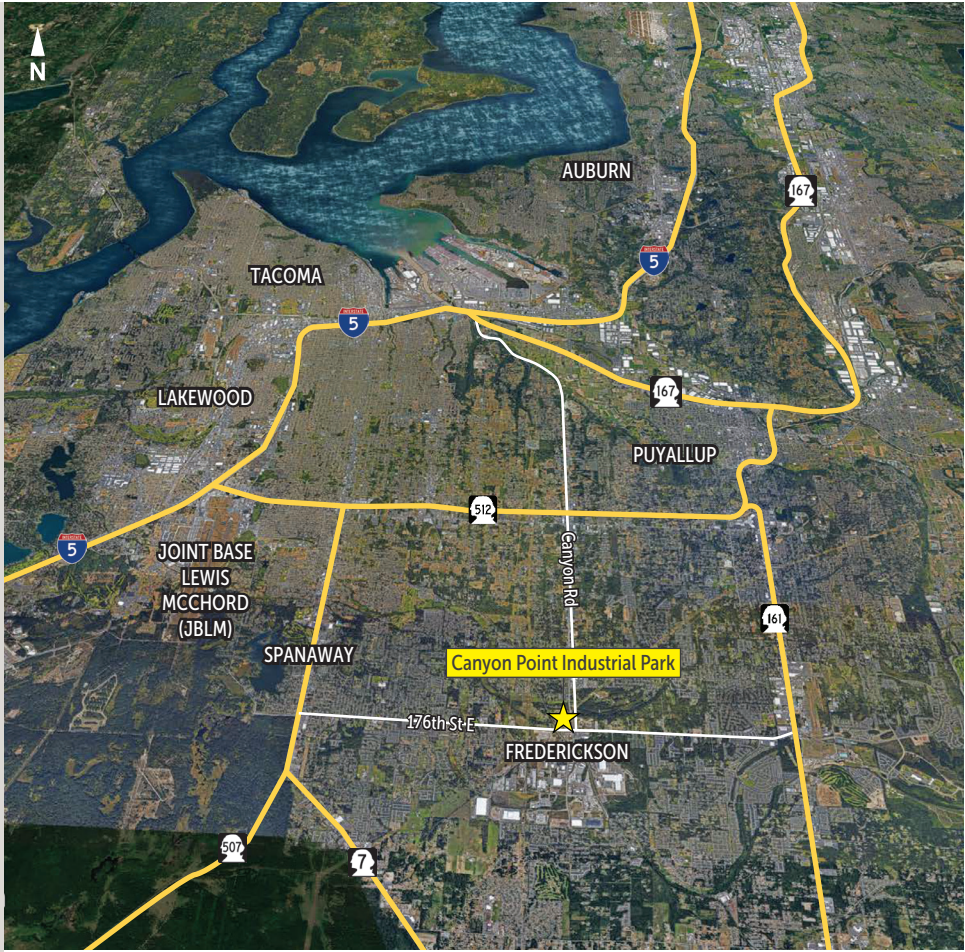
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INTERSTATE 5 / SR-512	12.5 MIN. / 6 MIN.
PORT OF TACOMA	15 MIN.
PORT OF SEATTLE	45 MIN.
SEATAC INT'L AIRPORT	35 MIN.
PORTLAND	148 MIN.