LAKEWOOD INDUSTRIAL PARK

BUILDING 19

4500 92ND ST CT SW | LAKEWOOD, WA



Building Shell: 106,720 SF » **Office Size:** 3,977 SF (Fully Updated) » **Date Available:** Immediately

NEIL WALTER COMPANY

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professionally managed/owned by: Northwest Building LLC

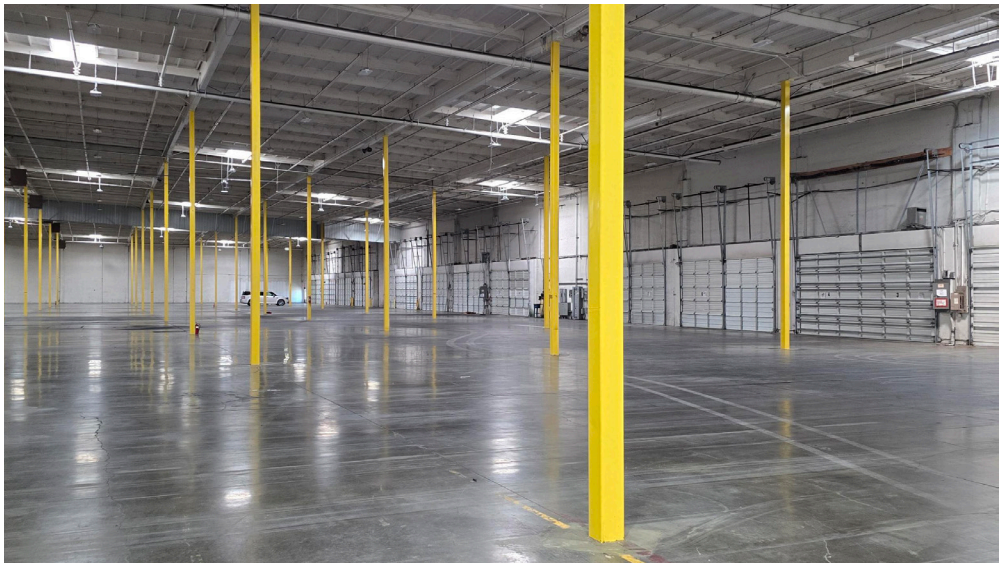
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BUILDING SPECIFICATIONS

Building Shell	106,720 SF
Office Size	3,977 SF (Fully Updated)
Roof Type	JM 60 mil TPO
Acres	5.67
Clear Height	24’
Column Spacing	50′ x 25′
Bay Depth	222’
Typical Bay SF	11,100 SF
Dock-high Doors	24
Drive-in Doors/GL	1
Lighting	LED w/Motion Detection
Rail Doors	5
Additional Yard	55,745 SF For Lease
Power*	2,000A, 277/480V, 3-Phase
Truck Court Depth	120′ (Fully Secured)
Additional Trailer Parking	9 Spots

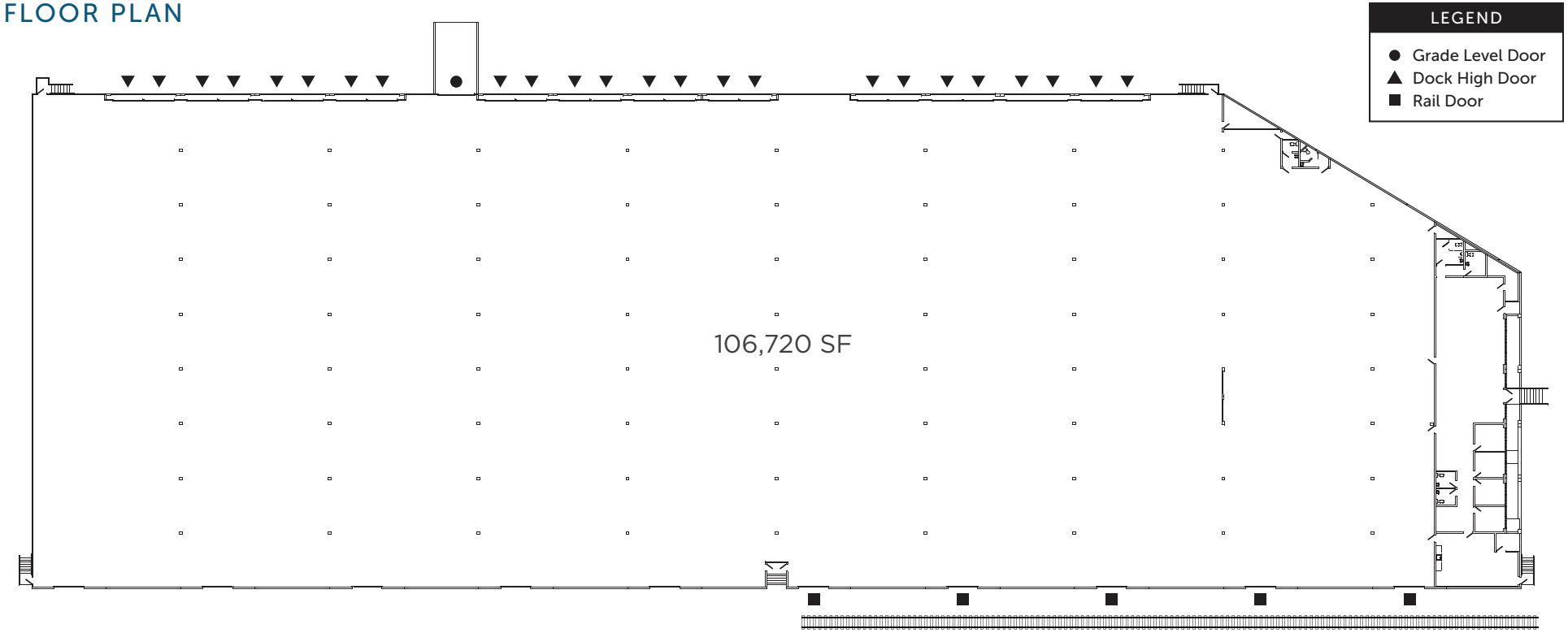
*** Potential to increase to 4,000 amps based on user demand.**

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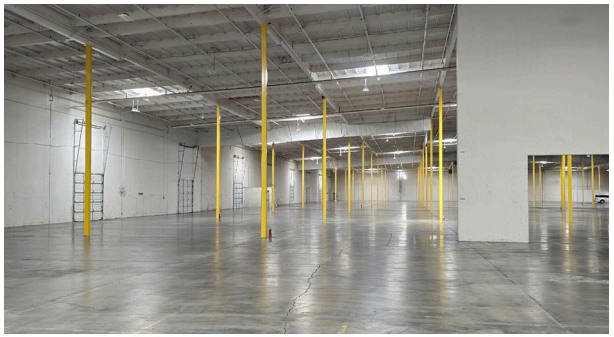
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FLOOR PLAN









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LOCATION HIGHLIGHTS

- Direct access to I-5 and SR-512, two of the region's primary industrial freight corridors
- Designated within Foreign Trade Zone #86, offering significant cost advantages for import/export users
- Approximately 10 miles to the Port of Tacoma, one of the largest container ports on the West Coast
- Strategically positioned between the Seattle and Olympia industrial markets along the I-5 corridor
- Within the City of Lakewood, a business-friendly municipality in Pierce County
- Excellent regional connectivity via SR-512 linking eastward to SR-161 and SR-167 into the Puyallup Valley industrial corridor
- Ideal for distribution, warehousing, manufacturing, and logistics operations requiring efficient truck access and regional reach



