

# INDUSTRIAL PROPERTIES FOR LEASE

(PIERCE COUNTY)

3/5/17



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PROJECT NAME ADDRESS	TOTAL SQ. FT.	OFFICE SQ. FT.	SHELL RATE	OFFICE RATE	BLENDED	NNN	COMMENTS
IPT Tacoma Logistics Center Building B 733 E 11th Street Tacoma	837,620				\$ -		New construction Feb 2018 completion 36' Clear Height 159 Dock high doors 4 Grade level doors
Prologis Park Tacoma Building B 5200 12th Street East Tacoma	770,195				\$ -		Under Construction 36' Clear Height 116 Dock high doors
DCT Blair Logistics Center Building A 2600 Taylor Way Tacoma	536,100				\$ -		New construction Yard: 5.88 Acres Heavy Power 36' Clear Height
Thorne Lane Logistics Center 7523 150th Street SW Lakewood	465,193		0.43	0.95	\$ 200,033		New Construction Also Available for Sale Heavy Power 36' Clear Height 122 Dock high doors 6 Grade level doors
DCT Blair Logistics Center Building B 2600 Taylor Way Tacoma	426,447				\$ -		New construction Yard: 5.88 Acres Heavy Power 36' Clear Height
Prologis Park Tacoma Building D 5200 12th Street East Tacoma	317,040				\$ -		Under Construction Rail Yard 36' Clear Height 57 Dock high doors
IPT Tacoma Logistics Center Building A 733 E 11th Street Tacoma	286,525				\$ -		New construction Feb 2018 completion 32' Clear Height 63 Dock high doors 1 Grade level doors
North Country Sumner Business Park 32xx 142nd Avenue E Sumner	267,703				\$ -		New construction 32' Clear Height Dock high doors Grade level doors

Carpinito Brothers Sumner Business Park 32xx 142nd Avenue E Sumner	267,650				\$ -	Planned new construction 30' Clear Height Dock high doors Grade level doors
DCT 167 Landing Building A 3401 W Valley Hwy E Sumner	261,475				\$ -	Planned new construction 32' Clear Height 55 Dock high doors 4 Grade level doors
Chinook Building DCT White River Corporate Center 4095 142nd Avenue East Sumner	251,437				\$ -	Heavy Power 32' Clear Height 51 Dock high doors 2 Grade level doors
Fife I-5 Commerce Center 2801 78th Avenue East Fife	250,490				\$ -	3 Phase Power Available March 2017 New Construction 32' Clear Height 63 Dock high doors 2 Drive in doors
Prologis Park Tacoma Building C 5200 12th Street East Tacoma	232,250				\$ -	Under Construction Rail Yard 36' Clear Height 48 Dock high doors
Prologis Park Tacoma Building A 5200 12th Street East Tacoma	223,400				\$ -	Under Construction Rail Yard 32' Clear Height 35 Dock high doors
LogistiCenter at I-5 96th Street South Lakewood	210,700	0.43	0.90		\$ 90,601	22 Dock high doors 4 Grade level doors
Sumner Corporate Park - Cascade Building 14000 - 24th Street E Sumner	204,750				\$ -	30' Clear Height 53 Dock high doors 4 Drive in Doors
Enterprise Center Fife 70th Ave E & 20th St E Fife	175,306	0.45	0.95		\$ 78,888	Heavy Power 30' Clear Height 46 Dock high doors 4 Grade level doors
Puyallup West Distribution Center 4326/4410 86th Ave E Puyallup	170,592	0.43	0.95		\$ 73,355	New planned construction Also Available For Sale Heavy Power 30' Clear Height 44 Dock high doors 4 Grade level doors

Nautica Business Center 221 Todd Road NW Puyallup	130,000				\$	-		New construction 4th quarter 2017 Also Available for Sale 30' Clear Height
Puyallup Business Center Todd Road NE & Spencer Street North Puyallup	123,500		0.48	0.95	\$	59,280		Heavy Power 30' Clear Height 20 Dock high doors 2 Grade level doors
Enterprise Center Fife 70th Ave E & 20th St E Fife	111,785		0.48	1.00	\$	53,657		30' Clear Height 26 Dock high doors 3 Grade level doors
Fife 70 East 2925 70th Avenue East Tacoma	111,147	14,557	0.43	0.80	\$	59,439	0.12	Yard: Fenced Heavy Power 24' Clear Height 20 Dock high doors 2 Drive in doors
Whirlpool Distribution Center 19700 38th Ave. E Spanaway	104,448				\$	-		Sublease Heavy power 30' Clear Height 23 Dock high doors 1 Grade level doors
DCT 167 Landing Building B 3401 W Valley Hwy E Sumner	101,141				\$	-		Planned new construction 30' Clear Height 55 Dock high doors 2 Grade level doors
Frederickson Distribution Center 18707 50th Ave E Fredrickson	100,888		0.46	0.95	\$	46,408		Heavy Power Also Available for Sale 30' Clear Height 20 Dock high doors 2 Grade level doors
Panattoni - Lloyd Site 38000 Milton Rd S Milton	100,000		0.45	0.90	\$	45,000	0.11	New construction 30' Clear Height Dock high doors Grade level doors
Norwesco Building 3011 70th Avenue East Fife	100,000		0.40		\$	40,000		24' Clear Height Dock high doors Grade level doors
Fife Commerce Center Building B 2511 70th Avenue East Fife	96,040		0.44	0.95	\$	42,258	0.13	30' Clear Height 32 Dock high doors

3602 Freeman Road East FIFE	90,000				\$	-		Sublease 30' Clear Height 23 Dock high doors 1 Grade level doors
Prologis Fife Distribution Center Suite 400 4512 70th Ave E Fife	85,784	2,364			\$	-		Available October 1, 2016 30' Clear Height 20 Dock high doors 1 Grade level doors
Adams Building Sumner Corporate Park 2201 140th Avenue East Sumner	82,960	4,273			\$	-		3 Phase Power Available April 1, 2017 30' Clear Height 18 Dock high doors 1 Grade level doors
4123 142nd Ave E Sumner	75,000				\$	-		Sublease Dead Storage 32' Clear Height Dock high doors Grade level doors
DCT – Royal Distribution Center 5555 8th Street E Fife	62,964		0.45	0.85	\$	28,334	0.14	Yard: Secured Yard Heavy Power Available November, 2015 28' Clear Height 14 Dock high doors 1 Grade level door
HMI Davis - Sumner industrial Park 1107 140th Ave Sumner	60,375				\$	30,188	0.14	30' Clear Height 23 Dock high doors 2 Grade level doors
Sumner Northwest 2025 136th Ave E Sumner	60,200				\$	-		New planned construction Also Available for Sale 30' Clear Height 4 Dock high doors 2 Grade level doors
4504 East Valley Highway East Sumner	55,043	6,828	0.36	0.75	\$	24,936		Yard: 103,710 SF @ \$0.15/PSF yard 24' Clear Height 15 Dock high doors 4 Grade level doors
LakeWood Corporate Center Building B 10903 South Tacoma Way Lakewood	53,503	8,643	0.43	0.85	\$	30,353		Heavy Power 24' Clear Height 7 Dock high doors 3 Grade level doors
Pacific Coast Corporate Park - Phase I 3985 70th Avenue East Fife	51,680	10,550	0.45	0.85	\$	32,224	0.12	3 Phase Power 30' Clear Height 9 Dock high doors 1 Drive in Doors

4123 142nd Ave E Sumner	50,000					\$ -		Sublease Dead Storage 32' Clear Height Dock high doors Grade level doors
Sound Sleep Manufacturing Building 6002 E McKinley Ave Tacoma	47,798	2,946				\$ 15,295		Yard: Fenced Also Available for Sale 16' Clear Height 5 Dock high doors 2 Grade level doors
Manufacturing Building with Yard 4401 S Orchard Street Tacoma	44,080	16,000	0.44	0.85		\$ 32,995		Yard: 2 Acres Heavy Power 24' Clear Height 2 Dock high doors 2 Grade level doors
Pacific Coast Building Suite 300 1725 Puyallup Street Sumner	34,224	1,501				\$ -	0.15	Available August 1, 2016 24' Clear Height 6 Dock high doors 2 Grade level doors
Rainier Corporate Park Bldg B 107A 2505 Frank Albert Road E Fife	30,258	397	0.45	0.85		\$ 13,954		3-Phase Power Available July 1, 2017 24' Clear Height 9 Dock high doors 1 Grade level doors
Prologis Park Trans-Pacific 4200 B Industry Drive East Fife	30,000	1,314				\$ -		Heavy Power Available 8/01/16 7 Dock high doors 1 Grade Level Doors
Rainier Corporate Park Bldg B 100 2505 Frank Albert Road E Fife	29,135	5,994	0.45	0.85		\$ 18,206		3-Phase Power Available July 1, 2017 24' Clear Height 11 Dock high doors 1 Grade level doors
Former Carlson Formetec Building 2202-2212 A St Tacoma	27,000	4,000	0.55	0.85		\$ 18,250		Heavy Power 18' Clear Height 2 Grade level doors
Atlas Columbia Warehouse 4101-C Industry Dr E Fife	23,980	1,962				\$ -	0.15	3 Phase Power Sublease through 5/31/2021 24' Clear Height 5 Dock high doors 1 Grade level doors
Prologis Park Trans Pacific 4101-I Industry Drive E Fife	22,500	1,603	0.38	0.80		\$ 9,832		Sublease expiration is July 31, 2018 24' Clear Height 4 Dock high doors 1 Grade level doors

1652-1664 Lincoln Ave Tacoma	20,880				\$	22,000		
Rainier Corporate Park Bldg B 112 2505 Frank Albert Road E Fife	18,099	3,301	0.48	0.85	\$	11,493		3-Phase Power Available December 1, 2016 24' Clear Height 8 Dock high doors 1 Grade level doors
3865 Center St Tacoma	17,520		0.70		\$	12,264		Yard: 36240 SF Dock high doors Grade level doors
Stacy Building 2909 S Wilkeson St Tacoma	14,930	3,630	0.70		\$	10,451		Yard: 8,000 SF Fenced 18' Clear Height 3 Dock high doors 1 Grade level doors
Valley Avenue Business Park Bldg. 1, Suite 107 910 Valley Avenue NW Puyallup	14,681	3,659			\$	-	0.17	24' Clear Height 4 Dock high doors 3 Grade level doors
Former Trugreen Space 922 Valley Avenue Northwest Puyallup	14,681	3,250	0.63		\$	9,249		Sublease through June 25, 2017 4 Dock high doors 4 Grade level doors
Fife Corporate Park Suite A 2001 48th Avenue Ct E Fife	14,325		0.63		\$	9,025		16' Clear height 5 Dock high doors 1 Grade level door
Willis Supply Building 9805 32nd Ave S Lakewood	13,920	4,360	0.39	0.85	\$	16,456	0.12	2 Dock high doors 2 Grade level doors
Warehouse Building 525 Puyallup Ave Tacoma	13,000	1,000	0.55		\$	7,150		6 Dock high doors 1 Grade level doors
Valley Distribution Center Building D, Suite 103 14901 Puyallup Street E Sumner	12,000		0.58	0.95	\$	6,960	0.16	3 phase power Available March 2017 24' Clear Height 5 Dock high doors

Steele Street Business Park Building C 11306 Steele Street South Tacoma	11,200	550	0.55		\$	6,160	0.11	Available July, 2016 Heavy Power 18' Clear Height 3 Dock high doors
4023 S Orchard St Tacoma	11,080	1,600	0.63		\$	6,980		3 Grade level doors
Fife Portal Building D, Suite 101 7302 26th St E Fife	10,520	1,000			\$	5,900		Sublease through 9/30/18 Available March 1, 2017 18' Clear Height 2 Dock high doors 2 Grade level doors
Former Metal Master Space 3035 S Lawrence St Tacoma	10,200	480	0.35		\$	3,570	0.10	Heavy Power 12' Clear Height 5 Grade level doors
Former TAM Engineering Building 2 3033 South Lawrence St Tacoma	10,200		0.35		\$	3,570	0.10	Yard: Fenced Heavy Power 16' Clear Height Dock high doors Grade level doors
Fife Food Processing Space Fife	9,947		0.90		\$	8,952		USDA Processing & Packaging Area Freezer & Cooler
Valley Avenue Business Park Bldg. 2, Suite 103 910 Valley Avenue NW Puyallup	9,711	1,995			\$	-	0.17	Available July 1, 2017 24' Clear Height 2 Dock high doors 1 Grade level doors
2915 S M St Tacoma	8,730	3,300			\$	5,500	0.11	Also Available for Sale 2 Dock high doors
27th Street Warehouse 7012 27Thst West University Place	8,688	3,240	0.45	0.75	\$	6,340		Also Available for Sale 2 Drive-in Doors
Former Parsons Facility 1216 140th Ave Ct E Sumner	8,269				\$	33,000		Yard: 5.4 Acres Available March 2017

Cedar Street Building 3602-B S Cedar St Tacoma	8,000	800	0.42	0.80	\$	4,000		Yard: Adjacent Yard Heavy Power 22' Clear Height 2 Grade level doors
BPCI Building Suite B 801 Valley Ave NW Puyallup	8,000	1,200			\$	5,300	0.19	Yard: Secured Yard Available January 1, 2017 24' Clear Height 2 Dock high doors
Burlington Park Industrial Condominiums Suite B 5001 S Burlington Way Tacoma	7,500		0.65		\$	4,875		Grade level doors
Steilacoom Square Suite E, F, G 3875 Steilacoom Blvd SW Lakewood	7,500	300	0.84		\$	6,300	0.13	3 Phase Power 14' Clear Height
Lakewood Business Park Suite D8 10025-10111 South Tacoma Way Lakewood	7,262	811	0.65		\$	4,720	0.24	Yard: 45,000 SF Yard Grade level doors
Former TAM Engineering Building 1 3033 South Lawrence St Tacoma	7,200	4,365	0.35	0.35	\$	4,048		Yard: Fenced Heavy Power 16' Clear Height Dock high doors Grade level doors
Valley Avenue Business Park Bldg. 1, Suite 101 910 Valley Avenue NW Puyallup	6,886	3,836			\$	-	0.17	Available April 1, 2017 24' Clear Height 1 Dock high doors 1 Grade level doors
511 Puyallup Ave Tacoma	6,473		0.55		\$	3,560		Yard: 6500 SF @ \$0.15/PSF 17' Clear Height 1 Dock high doors Grade level doors
Laser Electric Building 9523 19th Ave E Tacoma	6,375	2,625			\$	4,900		Yard: Secured parking/yard Also Available for Sale 18' Clear Height Dock high doors 1 Grade level doors
Lakewood Business Park Suite D5 10025-10111 South Tacoma Way Lakewood	6,136	809	0.65		\$	3,988	0.24	Yard: 45,000 SF Grade Level Doors



Jenco Industrial Park Building I, Suite A 2404-2710 104th St Ct S Lakewood	6,000	865	0.40	0.65	\$	2,962	0.15	Available July 1, 2016 18' Clear Height 4 Grade level doors
Portland Ave Business Park Suite 7509 Portland Avenue East Tacoma	5,895	382	0.45	0.75	\$	2,939		Potential Yard Area 3-Phase Power 14' Clear Height 2 Grade level doors
Puyallup Industrial Park Building A, Suite 109 402-418 Valley Avenue NW Puyallup	5,750	1,400	0.57	0.85	\$	4,468		22' Clear Height 1 Dock high doors 1 Grade level doors
Names Building 9810 40th Avenue Southwest Lakewood	5,450	2,050	0.55	0.70	\$	4,433		24' Clear Height 1 Grade level doors
Retail & Industrail Space Suite B 3-4 8016 Durango Street Southwest Lakewood	5,250		0.60		\$	3,150		16' Clear Height Grade level doors
Steilacoom Square Suite A-B 8802 Durango St SW Lakewood	5,000	300	0.84		\$	4,200	0.13	3 Phase Power 14' Clear Height
Sherman Brothers Site 10910 26Thavenue South Lakewood	5,000	5,000	1.00		\$	5,000		Yard: Fully Fenced Also Available for Sale
Park 96 Industrial Park Building A-3028 3020 - 3102 96th Street South Lakewood	4,833	697	0.55		\$	2,658		1 Dock high door 1 Grade level door
Lakewood Business Park Suite C1 10025-10111 South Tacoma Way Lakewood	4,497	870	0.65		\$	2,923	0.24	Yard: 45,000 SF Yard Grade level doors
South Tacoma Warehouse 7604-A South Tacoma Way Tacoma	4,108	3,000	0.61		\$	2,506		Yard: Gated Yard Area 1 Grade level doors

South End Gardens Corporate Park, Phase I 1819 112th Street E Tacoma	4,000		0.65	1.00	\$	2,600		Yard: 5,000 SF 20' Clear Height 2 Grade Level Doors
Steilacoom Square Suite D 3875 Steilacoom Blvd SW Lakewood	4,000	300	0.84		\$	3,360	0.13	3 Phase Power 14' Clear Height 2 Grade Level Doors
24th Street Business Park South Building B, Unit 101/110 24th St E & 138th Ave E Sumner	3,606	815			\$	3,350		3-Phase Power 20' Clear Height Grade level doors
Lakewood Business Park Suite D4 10025-10111 South Tacoma Way Lakewood	3,504	2,308	0.65		\$	2,278	0.24	Yard: 45,000 SF Grade Level Doors
Park 25 Bldg C, Suite D 11102-11110 25th Ave E Tacoma	3,280		0.65		\$	2,132	0.24	Available 7/1/2017 Grade Level Doors
Park 96 Industrial Park Building B-3006 3020-3102 96Th Street South Lakewood	3,273	1,335	0.55		\$	1,800		1 Dock high doors 1 Grade level doors
Lakewood Business Park Suite D2 10025-10111 South Tacoma Way Lakewood	3,210	403	0.65		\$	2,087	0.24	Yard: 45,000 SF Yard Potentially Available Grade Level Doors
Fife Business Center Suite A-7, A-8 4624 - 16th St E Fife	3,200	1,500	0.75		\$	2,400		3-phase power Grade level doors
27th Street Warehouse 2723 Rochester St West University Place	3,168		0.45		\$	1,426		Also Available for Sale Dock high doors
Fife Business park Suite 5007-7 5003 Pacific Hwy E Fife	3,117	1,491			\$	2,338		20' Clear Height Grade level doors

Jenco Industrial Park Building J, Suite B 2404-2710 104th St Ct S Lakewood	3,000	300	0.42	0.65	\$	1,455	0.15	Available July 1, 2016 18' Clear Height 2 Grade level doors
Jenco Industrial Park Building E, Suite C 2404-2710 104th St Ct S Lakewood	3,000	300	0.42	0.65	\$	1,455	0.15	Available July 1, 2016 18' Clear Height 2 Grade level doors
Lakewood Business Park Suite G8 10025-10111 South Tacoma Way Lakewood	2,862	2,862	1.10		\$	3,148	0.24	Yard: 45,000 SF Yard Potentially Available Grade Level Doors
Steilacoom Square Suite 3871 A 3865-3901 Steilacoom Blvd Lakewood	2,500	300	0.84		\$	2,100	0.13	3 Phase Power 14' Clear Height
11022 Valley Avenue E Puyallup	2,300				\$	2,500		Yard: Fenced, graveled yard Also Available for Sale 2 Roll-up doors
Midland Office and Yard 10323 Portland Ave E Tacoma	2,256				\$	5,500		Yard: 1 Acre
Retail & Industrail Space Suite B 5 8016 Durango Street Southwest Lakewood	2,250		0.60		\$	1,350		16' Clear Height Grade level doors
Portland Avenue Business Park 7503 Portland Avenue East Tacoma	2,200		1.25		\$	2,750		
Lakewood Business Park Suite E6 10025-10111 South Tacoma Way Lakewood	2,122	1,674	0.65		\$	1,379	0.24	Yard: 45,000 SF Yard Grade level doors
Fife Business Park Suite 5007-21 5003 Pacific Hwy E Fife	2,118	1,419			\$	1,586		20' Clear Height Grade level doors

Fife Business park Suite 5009-10 5003 Pacific Hwy E Fife	2,082	440		\$	1,562		20' Clear Height Grade level doors
Former Ranger Heating Space Unit 11 5013 Pacific Hwy E Fife	2,078	1,000		\$	1,565		Sublease through 4/30/18 17' Clear Height 1 Grade level doors
Lakewood Business Park Suite E7 10025-10111 South Tacoma Way Lakewood	2,050	1,030	0.65	\$	1,333	0.24	Yard: 35,000 SF Yard Potentially Available Grade Level Doors
Retail & Industrail Space Suite B 8 8016 Durango Street Southwest Lakewood	2,000		0.60	\$	1,200		16' Clear Height Grade level doors