

INDUSTRIAL PROPERTIES FOR LEASE

(PIERCE COUNTY)

4/26/17



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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
DCT Blair Logistics Center Building A 2600 Taylor Way Tacoma	536,100				\$ -		New construction Yard: 5.88 Acres Heavy Power 36' Clear Height
Lakewood-Tacoma Gateway 14801 Spring Street SW Lakewood	467,526		0.43	1.00	\$ 201,036		Planned new construction 36' Clear Height 128 Dock high doors 6 Grade level doors
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
Knutson Farms Industrial Park Shaw Rd E and 5th Ave SE Puyallup	438,065				\$ -		Heavy Power 36' Clear Height 120 Dock high doors 8 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 door

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			\$	-	32' Clear Height 55 Dock high doors 4 Grade level doors
Prologis Park Puyallup 1601 Industrial Park Way Puyallup	255,500	6,315		\$	-	Heavy Power 30' Clear Height 61 Dock high doors 3 Grade level doors
Prologis Park Tacoma Building A 5200 12th Street East Tacoma	222,925			\$	-	Under Construction Rail Yard 32' Clear Height 35 Dock high doors
Portside 55 Building C Taylor Way & Lincoln Ave Tacoma	220,360			\$	-	30' Clear Height
LogistiCenter at I-5 96th Street South Lakewood	210,700	0.43	0.90	\$	90,601	Heavy Power 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
Portside 55 Building A Taylor Way & Lincoln Ave Tacoma	152,350			\$	-	30' Clear Height
Chinook Building DCT White River Corporate Center 4095 142nd Avenue East Sumner	132,525			\$	-	Heavy Power 32' Clear Height 30 Dock high doors 1 Grade level door

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 32' 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 door
DCT 167 Landing Building B 3401 W Valley Hwy E Sumner	101,141				\$	-		30' Clear Height 55 Dock high doors 2 Grade level doors
Valley Avenue Business Park Building 3, Suite 105 914 Valley Avenue NW Puyallup	97,873	4,344	0.48	0.85	\$	50,182	0.18	Available September 1, 2017 30' Clear Height 18 Dock high doors 3 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
Prologis Park Sumner Building 7 3520 142nd Avenue East Sumner	96,000	1,976			\$	-		30' Clear Height 30 Dock high doors 2 Grade level doors
3602 Freeman Road East FIFE	90,000				\$	-		Sublease 30' Clear Height 23 Dock high doors 1 Grade level door

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 door
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 door
4123 142nd Ave E Sumner	75,000				\$	-		Sublease Dead Storage 32' Clear Height Dock high doors Grade level doors
Hilstrom Cabinets Building 18504 Canyon Rd E Puyallup	65,436	5,948	0.50		\$	32,718	0.12	Yard: Fenced Yard 3 Phase Power 24' 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 Drive-in door
Summit Business Park 11319 58th Ave E Puyallup	59,722		0.48	0.90	\$	28,667	0.15	24' Clear Height Dock high doors 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
Portside 55 Building B Taylor Way & Lincoln Ave Tacoma	51,230				\$	-		30' Clear Height
4123 142nd Ave E Sumner	50,000				\$	-		Sublease Dead Storage 32' Clear Height Dock high doors 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 5 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 door
Cabot Commerce Center 2615 S. 80th St Tacoma	30,009		0.40		\$	12,004	0.15	26' Clear Height 4 Dock high doors 1 Grade level door
Atlas Columbia Warehouse 4200 A Industry Dr E Fife	30,000	1,912			\$	-	0.14	Sublease through 3/31/2019 24' Clear Height 4 Dock high doors 1 Grade level door
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 door
Rainier Corporate Park East Building B, Suite 104 2400 70th Avenue East Fife	29,700	1,240	0.47		\$	13,959	0.11	Available July 1, 2017 24' Clear Height 10 Dock high doors 1 Grade level door
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 door
DCT Fife 45 South 7218 45th Street Court East Fife	27,089	2,305	0.50	0.95	\$	15,734		3 Phase Power Sublease through Nov 2020 24' Clear Height 6 Dock high doors 1 Grade level door
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 door

LakeWood Corporate Center Unit A, Suite 100 10903 South Tacoma Way Lakewood	22,798	5,933	0.43	0.85	\$	14,846	0.16	Heavy Power 24' Clear Height 2 Dock high doors 2 Grade level doors
Lakewood Industrial Park Building 6, Suite A 100th St SW & 47th Ave Lakewood	22,500	1,819	0.49	0.85	\$	12,571		3-phase power Dock high 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 door
Lakewood Industrial Park Building 8B, Suite E 100th St SW & 47th Ave Lakewood	21,300	1,278	0.49	0.85	\$	11,523		3-phase power
PSL 1039 Valley Ave NW Puyallup	20,000		0.57		\$	11,400		Dock high doors
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 door
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 door
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

Warehouse Building 525 Puyallup Ave Tacoma	13,000	1,225	0.55		\$	7,150		6 Dock high doors 1 Grade level door
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 1 Grade level door
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
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 door
Lakewood Industrial Park Building 24, Suite D 100th St SW & 47th Ave Lakewood	9,000		1.10		\$	9,900		
2722 A Street Tacoma	8,450	2,000	0.42	0.90	\$	5,349		Heavy Power 18' Clear Height 2 Dock high doors 1 Grade level door
2506 S Fawcett Avenue Tacoma	7,600	2,200			\$	5,240		3 Phase Power 18' Clear Height 3 Grade level doors
Burlington Park Industrial Condominiums 5001-5121 S Burlington Way Tacoma	7,500		0.65		\$	4,875		3 Phase Power 24' Clear Height Grade level 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
Valley Avenue Business Park Bldg. 1, Suite 101 910 Valley Avenue NW Puyallup	6,886	3,836			\$	-	0.17	Available 5/1/17 24' Clear Height 1 Dock high door 1 Grade level door
Laser Electric Building 9523 19th Ave E Tacoma	6,375	2,625			\$	4,900		Yard: Secured parking/yard Also Available for Sale Heavy Power 16' Clear Height 1 Grade level door
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 door 1 Grade level door
Building B, Suite 105 3107 142nd Avenue East Sumner	5,370	400			\$	3,565		Available April 1, 2017 20' Clear Height 1 Dock high door 1 Grade level door
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 26th Avenue South Lakewood	5,000	5,000	1.00		\$	5,000		Yard: Fully Fenced Also Available for Sale
Lakewood Business Park Suite D7 10025-10111 South Tacoma Way Lakewood	4,873	856	0.65		\$	3,167	0.24	Yard: 35,000 SF Grade level doors
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 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
5417 12th Street East Tacoma	3,770	3,770	0.50	1.83	\$	8,784		24' Clear Height
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 door 1 Grade level door
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 park Suite 5007-7 5003 Pacific Hwy E Fife	3,117	1,491			\$	2,338		20' Clear Height 1 Grade level door
Fife Business Park Suite 5007-8 5003 Pacific Hwy E Fife	3,027	1,491			\$	2,270		20' Clear Height 1 Grade level door

Steilacoom Square 3913 Steilacoom Blvd SW Lakewood	3,000		0.84	\$	2,520	0.13	3 Phase power 20' Clear Height 1 Grade level door
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
Cedar Plaza Suite M 3635 South Lawrence Street Tacoma	2,300	600		\$	1,380		
Midland Office and Yard 10323 Portland Ave E Tacoma	2,256			\$	5,500		Yard: 1 Acre
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
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 door
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