

# INDUSTRIAL PROPERTIES FOR LEASE

(PIERCE COUNTY)

9/27/17



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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 917 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	542,750				\$ -		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
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	428,228				\$ -		New construction Yard: 5.88 Acres Heavy Power 36' Clear Height
Prologis Park Tacoma Building D 5200 12th Street East Tacoma	319,806				\$ -		Under Construction Rail Yard 36' Clear Height 62 Dock high doors
IPT Tacoma Logistics Center Building A 927 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

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
IPT Sumner Distribution Center 3209 W Valley Hwy E Sumner	229,016				\$	-	New Construction 32' Clear Height 48 Dock high doors 2 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
Sumner 167 Building 1 13605 52nd Street East Sumner	150,000	10,000			\$	-	Sublease Heavy power 30' Clear Height 24 Dock high doors 1 Grade level door
Prologis Park Puyallup Building B 1601 Industrial Parkway Puyallup	140,000	524	0.45		\$	63,000	Sublease Available August 1, 2017 30' Clear Height 29 Dock high doors 2 Grade level doors
West Valley DPI 535 W. Valley Hwy. S. Pacific	129,526				\$	-	New planned development 32' Clear Height 30 Dock high doors 2 Grade level doors
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
Whirlpool Distribution Center 19700 38th Ave. E Spanaway	104,448				\$	-	Sublease Heavy power 30' Clear Height 23 Dock high doors 1 Grade level door
Sumner Corporate Park - Cascade Building 14000 - 24th Street E Sumner	101,559				\$	-	30' Clear Height 28 Dock high doors 1 Drive in 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
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
Sumner One Sixty Seven Bldg 2 13515 48th St E Sumner	90,037	4,000	0.42	0.85	\$	41,216		Yard: 3 Acres @ \$0.15/PSF yard Sublease through August 31, 2018 30' Clear Height 23 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 October 1, 2017 30' Clear Height 18 Dock high doors 1 Grade level door
Sumner Logistics Center 3113 142nd Ave E Sumner	78,135				\$	-		Available Fall 2018 Also Available for Sale 30' Clear Height 18 Dock high doors 2 Grade level doors
Nautica Business Center 221 Todd Road NW Puyallup	75,000				\$	-		New construction 4th quarter 2017 Also Available for Sale 30' Clear Height
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
Former Olin Property 2001 Thorne Rd Tacoma	65,116	2,516	0.45	0.85	\$	31,441	0.15	Heavy power 6 Dock high doors 1 Grade level 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 Sublease term expires 12/2018 24' Clear Height 15 Dock high doors 4 Grade level doors

Norwesco Building 3011 70th Avenue East Fife	50,000		0.40		\$	20,000	0.13	Sublease Available November 2017 24' Clear Height 4 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
Tacoma Recycling Center 2318 S Tacoma Way Tacoma	34,500		0.47		\$	16,215		Heavy Power 28' Clear Height 3 Dock high doors 4 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	0.46	0.85	\$	14,256		3-Phase Power Available July 1, 2017 24' Clear Height 9 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 2400 70th Ave E (B104) Fife	29,700	1,092	0.50	0.85	\$	15,741	0.12	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	0.46	0.85	\$	18,497		3-Phase Power Available July 1, 2017 24' Clear Height 11 Dock high doors 1 Grade level door
Port of Tacoma Warehouse 501 East 11th Street Tacoma	27,700				\$	11,500		Yard: 20,000 SF Fenced Also Available for Sale 36' Clear Height Grade level doors
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

Heavy Industrial Warehouse & Yard 5207-5309 187th St E Tacoma	20,400		1.20		\$ 24,480	4 Dock high doors 2 Grade level doors
SPS Buildings 8909 S Tacoma Way Tacoma	18,916				\$ 26,500	SPS Buildings Main Building: 12,316 SF Building 2: 4,800 SF shop Building 3: 1,800 SF shop 9 Grade Level Doors
Rainier Corporate Park Bldg B 112 2505 Frank Albert Road E Fife	18,099	3,203	0.48	0.85	\$ 11,410	3-Phase Power Available December 1, 2016 24' Clear Height 8 Dock high doors 1 Grade level door
Former Tacoma Design Center Building 102 S 26th St Tacoma	15,800		0.50		\$ 7,900	2 Grade level doors
Fancher Properties 1308 Alexander Ave E Fife	15,097				\$ 14,644	Also Available for Sale
Stacy Building 2909 S Wilkeson St Tacoma	14,930	3,630	0.68		\$ 10,152	Yard: 8,000 SF Fenced 18' Clear Height 3 Dock high doors 1 Grade level door
Fife Business Park Building 4813 4813 Pacific Hwy E Fife	14,400				\$ 16,800	
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
All Transmissions 3113-3113 S Pine St Tacoma	12,400		0.90		\$ 11,160	Grade level doors
Former RCI/Parsons Facility 1217 140th Avenue Sumner	11,130				\$ 27,500	Yard: 5.7 Acres paved and graveled fenced yard Grade level doors Available February 2018

Betschart Building Suite 102 5508 128th St E Puyallup	11,050		0.53		\$	5,857		Available November 2017 24' Clear Height 2 Dock high doors 1 Grade level door
Rainier Corporate Park East Building B 2400 70th Ave E (B102) Fife	9,900	490	0.52	0.85	\$	5,544	0.12	30' Clear Height 4 Dock high doors 1 Grade level doors
5208 7th St E Fife	9,720	1,000			\$	7,500		Heavy power 20' Clear Height 2 Grade level doors
South End Gardens Corporate Park, Phase II 18XX 112th Street E Tacoma	9,275				\$	-		September 2017 Delivery Date 20' Clear Height 5 Grade level doors
Frederickson Industrial Park Option 1 5207-A 187th Street E Tacoma	9,200		1.20		\$	11,040		Yard: Fully Fenced 28' Clear Height Dock high doors Grade level doors
Frederickson Industrial Park Option 2 5207-B 187th Street E Tacoma	9,200		1.13		\$	10,350		Yard: Fully Fenced 28' Clear Height Dock high doors Grade level doors
Frederickson Industrial Park Option 4 5309-B & 5309 187th Street E Tacoma	9,200				\$	-		Yard: 2.5 Acres Secured Yard 28' Clear Height Dock high doors Grade level doors
Rainier Corporate Park Bldg B 121 2505 Frank Albert Road E Fife	7,800	471	0.52	0.85	\$	4,456	0.11	3 Phase power 24' Clear Height 4 Dock high doors
Steilacoom Square Suite E-F-G 3875 Steilacoom Blvd SW Lakewood	7,500	300	0.96	1.15	\$	7,545	0.11	New construction 3 Phase power 20' Clear Height 1 Grade level door
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

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
Lakewood Industrial Park Building 16, Suite A 100th St SW & 47th Ave Lakewood	6,565	665	0.42	0.75	\$	3,256		3-phase power 18' Clear Height 1 Dock high door
Lakewood Business Park Building A, Suite 5 10107 S Tacoma Way Lakewood	6,388	1,600	0.68		\$	4,312	0.24	Sublease Available October 1, 2017 18' Clear Height 1 Grade level door
Canyon Road Industrial 5309 84th St E Tacoma	6,000				\$	-		Yard: Secure paved yard 18' Clear Height 2 Grade level doors
Building B, Suite 105 3107 142nd Avenue East Sumner	5,370	400			\$	3,565		20' Clear Height 1 Dock high door 1 Grade level door
2105 S C Street Tacoma	5,266				\$	7,021		
Evergreen Concrete Cutting 8018 Portland Ave E Tacoma	5,021	1,444			\$	5,000		Grade level doors
Maintenance Facility & Yard 995 Valentine Avenue SE Pacific	5,000	800			\$	17,000		Yard: 3.38 Acres Heavy Power 3 Drive through bays 1 drive in bay 10 ton overhead crane
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

Kal-Tech Plastics 3520 S Pine St Tacoma	4,500	2,600	0.63	1.17	\$	5,877		1 Grade level door
Port of Tacoma Warehouse with Yard 4102 E 11th St Tacoma	4,500				\$	4,000		Yard: 6,500 SF Gravelled and Fenced Grade level doors
Fife Business Park Suite 5005-15,16,17 5003 Pacific Hwy E Fife	4,434	1,514			\$	3,769		20' Clear Height Grade level doors
Suites C & D 11108 Woodland Ave E Puyallup	4,155	1,500			\$	4,500		Yard: Small Yard Area Sublease Thru 3/31/2020
Cedar Plaza Suite N 3635 South Lawrence Street Tacoma	4,100	850			\$	2,514		Dock high doors
2302 A Street Tacoma	4,000	2,000			\$	5,500		1 Grade level door
512 Interchange Building Suite A 3107 106th St S Tacoma	4,000	500	0.65	0.85	\$	3,025		Grade level doors 3 phase power
Lanson's Restorations Building 3107 106th St S Lakewood	4,000	3,000			\$	-		4 Grade level doors
Steilacoom Square Suite D 3875 Steilacoom Blvd SW Lakewood	3,750	300	0.96	1.15	\$	3,945	0.11	3 Phase power 20' Clear Height 2 Grade level doors
24th Street Business Park Bldg B, Ste 101/104 24th St E & 138th Ave E Sumner	3,606	815			\$	3,606		Available July 1, 2017 3-phase power 20' Clear Height



Lakewood Business Park Suite D1 10025-10111 South Tacoma Way Lakewood	3,255	1,624	0.65		\$	2,116	0.24	Yard: 35,000 SF Yard Potentially Available 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 Park Suite 5013-7 5003 Pacific Hwy E Fife	3,117	1,485			\$	2,340		20' Clear Height Grade level doors
Fife Business Park Suite 5013-21,22 5003 Pacific Hwy E Fife	3,032	1,568			\$	2,274		20' Clear Height Grade level doors
Evergreen Industrial Park Building 3 3415 Chapel St S Lakewood	3,000	280			\$	2,400		Sublease 20' Clear Height 1 Grade level door
Steilacoom Square 3913 Steilacoom Blvd SW Lakewood	3,000		0.84	1.02	\$	2,520	0.11	20' Clear Height 1 Grade level door
Canyon Road Industrial 5219 84th St E Tacoma	3,000	500			\$	2,750		18' Clear Height 2 Grade level doors
Valley Warehouse & Office 6710 111th Ave Ct E Puyallup	2,976	1,680			\$	4,550		Yard: Large Secure Yard Grade level doors
Fife Business Park Suite 5005-15,16 5003 Pacific Hwy E Fife	2,926	1,005			\$	2,487		20' Clear Height 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

4851 S Washington Street Tacoma	2,700	450			\$	2,700		Also Available for Sale Grade level doors
Steilacoom Square Suite A 3875 Steilacoom Blvd SW Lakewood	2,500	300	0.96	1.15	\$	2,745	0.11	3 Phase power 20' Clear Height 1 Grade level door
Steilacoom Square Suite B 3875 Steilacoom Blvd SW Lakewood	2,500		0.96	1.15	\$	2,400	0.11	3 Phase power 20' Clear Height 1 Grade level door
Cedar Plaza Suite M 3635 South Lawrence Street Tacoma	2,300	600			\$	1,380		
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 5007-10 5003 Pacific Hwy E Fife	2,078	480			\$	1,560		20' Clear Height 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
24th Street Business Park Bldg E, Ste 8 24th St E & 138th Ave E Sumner	2,028	675			\$	2,028		3-phase power 20' Clear Height Grade level doors
512 Interchange Building Suite B 3107 106th St S Tacoma	2,000	3,000	0.65	1.00	\$	4,300		3 Phase power Grade level doors