

INDUSTRIAL PROPERTIES FOR LEASE  
(PIERCE COUNTY)  
10/31/18



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PROJECT NAME ADDRESS	TOTAL SQ. FT.	OFFICE SQ. FT.	SHELL RATE	OFFICE RATE	BLENDED	NNN	COMMENTS
Frederickson Pacific Industrial Park Building B 38th Ave E & 200th St E Frederickson	713,800				\$ -		Delivery 3rd Quarter 2019 36' Clear Height 132 Dock high doors 4 Grade level doors Also Available for sale
LPC Frederickson ONE Bldg 2 38th Ave E & 200th St E Frederickson	512,432				\$ -		New, Planned Construction 36' Clear Height 83 Dock high doors 2 Grade level doors
LPC Frederickson ONE Bldg 1 38th Ave E & 200th St E Frederickson	478,142				\$ -		New, Planned Construction 40' Clear Height 172 Dock high doors 4 Grade level doors
The Viking Shaw Rd E & 5th Ave SE Puyallup	438,065				\$ -		Yard: 22.9 Acres Heavy Power 36' Clear Height 120 Dock high doors 8 Grade level door Available now
Sumner Central 2701 142nd Avenue East Sumner	427,253	7,880			\$ -		Heavy Power 30' Clear Height 120 Dock high doors 4 Grade level doors
LPC Frederickson ONE Bldg 3 38th Ave E & 200th St E Frederickson	421,150				\$ -		New, Planned Construction 36' Clear Height 61 Dock high doors 2 Grade level doors
LPC Frederickson ONE Bldg 4 38th Ave E & 200th St E Frederickson	409,980				\$ -		New, Planned construction 36' Clear Height 55 Dock high doors 2 Grade level doors
Prologis Park Sumner Building A 3401 W Valley Hwy E Sumner	263,168				\$ -		Planned new construction 32' Clear Height 56 Dock high doors 6 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
Portside 55 Building C Taylor Way & Lincoln Ave Tacoma	220,360		\$	-	30' Clear Height 33 Dock high doors 2 Grade level doors Heavy Power
Portside Distribution Center 1401 St. Paul Avenue Tacoma	203,505	2,915	\$	-	30' Clear Height 44 Dock high doors
Pacific Logistics North 109 Roy Rd SE Pacific	163,894		\$	-	Available Spring 2019 30' Clear Height 27 Dock high doors 2 Grade level doors
Portside 55 Building A Taylor Way & Lincoln Ave Tacoma	155,100		\$	-	30' Clear Height 45 Dock high doors 2 Grade level doors Heavy Power
Coho Building at DCT White River Corporate Center 4123 142nd Avenue East Sumner	142,825	1,999	\$	-	Yard: Ability to secure yard 32' Clear Height 24 Dock high doors 1 Grade level door
Pacific Logistics South 942-1045 Valentine Ave SE Pacific	128,262		\$	-	New planned construction Also Available for Sale 30' Clear Height 21 Dock high doors 2 Grade level doors
3602 Freeman Road East Fife	120,000		\$	-	Available with 30 days' notice 30' Clear Height 21 Dock high doors 1 oversized grade level door
Fife 70 East 2925 70th Avenue E Fife	111,824	15,441	\$	-	Yard: 31,465 SF fenced Heavy Power 24' Clear Height 20 Dock high doors 2 Grade level doors
2210 South C Street Tacoma	109,000		\$	-	Heavy power 14' and 21' Clear Height 4 Dock high doors 2 Grade level doors

Fennel Creek Industrial Park 23409 99th Street CT. E Bonney Lake	100,000	0.49	1.00	\$ 49,000	Available October 1, 2018 New construction 30' Clear Height 18 Dock high doors 1 Grade level door
Prologis Park Sumner Building A 3401 W Valley Hwy E Sumner	97,787			\$ -	Planned new construction 30' Clear Height 21 Dock high doors 2 Grade level doors
Prologis Park Sumner Building 7 3520 142nd Avenue East Sumner	96,000	1,976		\$ -	30' Clear Height 32 Dock high doors 2 Grade level doors
Portside Distribution Center 1401 St. Paul Avenue Tacoma	93,941	3,946		\$ -	30' Clear Height 19 Dock high doors 1 Drive-in door
Former J.M. Martinac Shipyard 401 E 15Th St Tacoma	84,285	9,041		\$ -	Commencement Bay access with dock-and-launch rails
Lakewood-Tacoma Gateway Suite B 14801 Spring Street SW Lakewood	76,000				Sublease term negotiable 36' Clear Height 5 Dock high doors 1 Grade level door
Prologis Park Trans-Pacific Suite G 3900 G Industry Drive East Fife	69,798			\$ -	19 Dock high doors 2 Grade level doors Rail doors 2
Comcast Fife 1323 34th Ave E Tacoma	68,151			\$ -	Dock high doors Grade level doors
First Glacier Logistics 14302 24th Street East Sumner	66,751			\$ -	New construction Available January 2019 30' Clear Height 18 Dock high doors 2 Drive-in Doors
LPC Frederickson ONE Bldg 5 38th Ave E & 200th St E Frederickson	64,500			\$ -	New, Planned Construction 30' Clear Height 16 Dock high doors 2 Grade level doors

Prologis Park Trans-Pacific 4200 A & B Industry Drive East Fife	60,000	3,225			\$	-	Heavy Power 11 Dock high doors 2 Grade level doors 4 Rail Doors
Davis 70 70th Ave E & 20th St E Fife	55,000		0.65	1.00	\$	35,750	30' Clear Height 15 Dock high doors 2 Grade level doors
Bridge Point Sumner 50 1710 136th Ave E Sumner	54,336		0.60		\$	32,602	Delivery 4rd Quarter 2019 30' Clear Height 11 Dock high doors 3 Grade level doors Also Available for sale
Portside 55 Building B Taylor Way & Lincoln Ave Tacoma	51,900				\$	-	30' Clear Height 14 Dock high doors 2 Grade level doors Heavy Power
Pacific Coast Corporate Park - Phase I 3985 70th Ave E Fife	51,600	4,000			\$	-	3 Phase power 30' Clear Height 10 Dock high doors 1 Grade level door
Furniture Factory Direct 2302 South 84th Street Lakewood	50,118		1.08		\$	54,295	Also Available for Sale 24' Clear Height 1 Dock high door 4 Grade level doors
Frederickson Industrial Building 5530 5530 184th St E Puyallup	40,245	2,888	0.52	1.00	\$	23,815	30' Clear Height 4 Dock high doors 5 Grade level doors
Pacific Coast Building 1725 Puyallup Street Sumner	28,857	2,026			\$	-	Available December 1, 2018 Heavy Power 11 Dock high doors 1 Drive-in ramp
Keen Facility - Former 2720 E Valley Hwy Sumner	23,365		0.50	1.00	\$	11,683	20' Clear Height 5 Grade level doors
Valley Distribution Center 15022 Puyallup Street East Suite 102 Sumner	22,500	1,500	0.85		\$	19,125	Sublease term through 4/30/21 Available 7/1/18 8 dock-high doors 1 Drive-in Door

Prologis Park Trans-Pacific 4101 Industry Drive East Fife	22,500	1,603		\$ -		LED lighting upgrade 4 Dock high doors 1 Grade level door
Marine Industrial Port of Tacoma 2218 Marine View Drive Tacoma	20,000	3,500		\$ 30,000		Yard area 5.98 acre site Also Available for Sale 40' Clear Height
Salmon Creek Corporate Park Suite 200 3901 150th Avenue Court E Sumner	19,600		0.54	\$ 10,584		Sublease thru 4/30/2021 30' Clear Height 4 Dock high doors Available immediately
Tacoma Design Center Building 102 S 26Th St Tacoma	15,800		0.50	\$ 7,900		12' Clear Height 2 Grade level doors
Cascade Industrial Park 11403 58th Ave E Puyallup	15,049	750		\$ 9,800		Yard: Fully Fenced 3 Phase Power 2 Dock high doors 4 Grade level doors
Fife Distribution Building 5219 4th Street East Fife	15,000			\$ -		Available May 1, 2018 30' Clear Height 4 Dock high doors
Dillanos Distribution Center 1620 45th St E Sumner	14,864		0.60	\$ 8,918	0.18	Available 10/1/18 30' Clear Height 1 Dock high door 1 Grade level door
Portland Properties LLC 10215 Portland Ave E Tacoma	14,512		0.85	\$ 12,335		20' Clear height
Kel-Tech Plastics 3520 S Pine St Tacoma	14,400			\$ 14,400		Also Available for Sale 2 Grade level doors
10737 & 10745 A Street South Building 2 Tacoma	12,000	750	0.49	\$ 5,928		Yard: 0.49 acre fenced yard Sublease term through April 30, 2020 14' Clear Height 9 Grade level doors

10737 & 10745 A Street South Building 1 Tacoma	11,250	1,500	0.49		\$ 5,558		Yard: 0.69 acre yard Sublease term through April 30, 2020 18' Clear Height 6 Grade level doors
Lakewood Industrial Park Building 25, Suite K 100th ST SW & 47th Ave SW Lakewood	10,000	4,818	0.60	0.95	\$ 10,577		20' Clear Height 4 Dock high doors 2 Grade level doors
6602 South Tacoma Way Tacoma	10,000	3,000			\$ -		Grade level doors Excellent access to I-5 and SR 16
Summit Plaza 8705 Canyon Road East Puyallup	9,400	6,000			\$ 35,000		Yard: Graveled, lighted and fenced Heavy power 14' Clear Height 2 Grade level doors
3845 S Warner Street Tacoma	9,371	1,083			\$ 8,750	0.21	Upgraded lighting, ample parking and signage Grade level doors
1912 S Center Street Tacoma	8,940	2,500	0.83		\$ 7,420		3 Phase power 4000 sf of additional storage area
Platt Electric Building 3602-B S Cedar Street Tacoma	8,000	1,040	0.50		\$ 4,000		Heavy Power 22' Clear Height 14 Grade level doors
Fife Business Park Bldg 4813 Unit A 5003 Pacific Hwy East Fife	7,275	1,206			\$ -		Grade-level roll-up doors 3 phase Power
24th Street Business Park Bldg C South, Ste 104-107 24th St E & 138th Ave E Sumner	7,214				\$ 7,200		3 Phase power 20' Clear Height Grade level doors
Fife Business Park Bldg 4813 Unit B 5003 Pacific Hwy East Fife	7,125	1,257			\$ -		Grade-level roll-up doors 3 phase Power

24th Street Business Park Bldg D North, Ste 3/4/7 24th St E & 138th Ave E Sumner	6,010	240	1.50	\$	9,015	Available 11/1/19 3 Phase power 20' Clear Height Grade level doors
Gonter Building 2302 Pacific Ave Tacoma	6,000			\$	6,500	Nice High Ceiling 2 Grade level doors
Saybr Contractors Building 3852 S 66th Street Tacoma	5,698		0.65	\$	3,704	Yard: 22,000 SF of fenced yard@0.12/sf Grade level doors
Names Building 9810 40th Avenue SW Lakewood	5,450	2,050	0.80	\$	4,360	24' Clear Height 1 Grade level door
Gateway Sumner Industrial Park Suites 101-102 2913 142Nd Avenue E Sumner	5,424		0.70	\$	3,797	0.18 Sublease through 3/31/2021 21' Clear Height 2 Grade level doors
Lakewood Industrial Park Building 21, Suite A 100th ST SW & 47th Ave SW Lakewood	5,250	2,500	0.67	\$	1,668	22' Clear Height 2 Grade level doors
Suite B/C 7453 - 7457 S Madison Tacoma	5,200		1.10	\$	5,720	Grade level doors
Suite D8 10107, 10109,10111,10025,10027,10029 South Tacoma Way Lakewood	4,873		0.60	\$	2,924	Yard: 26,000 SF Grade level doors Three phase power
Fryar Building Suite H 1302 Puyallup St Sumner	4,758		0.75	\$	3,569	2 Dock high doors 1 Grade level door
Portland Ave Business Park 112 Bldg B, Suite A 1824 112th St E Tacoma	4,720		0.80	\$	3,776	0.22 2 Grade level doors

Prologis Park Trans-Pacific Building 11, Suite 4702 4702 20th Street East Fife	4,718	2,247		\$ -	1 Dock high door 1 Drive-in door
New Guardian, LLC 10605 Canyon Road E Puyallup	4,500		1.00	\$ 4,500	
5206 128th St E Tacoma	4,228	2,532	1.40	\$ 5,919	Yard: Gated Yard with remodeled office
24th Street Business Park Bldg D North, Ste 5/6 24th St E & 138th Ave E Sumner	4,014	458		\$ 4,014	Available 11/1/19 3 Phase power 20' Clear Height Grade level doors
24th Street Business Park Bldg D North, Ste 8-9 24th St E & 138th Ave E Sumner	4,003	349		\$ 4,003	3 Phase power 20' Clear Height Grade level doors
5252 S Washington St. Tacoma	4,000		1.00	\$ 4,000	Yard: Fenced Parking Grade level doors 5 Year Minimum Lease Term
2601 12th St NW Puyallup	3,820	820		\$ -	Yard: Contractor yard or truck/trailer storage
24th Street Business Park Bldg C, Ste 105/106 24th St E & 138th Ave E Sumner	3,607			\$ 3,607	Available June 1, 2018 20' Clear Height Heavy 3-phase power
Sumner Plains - Building A Suite 106 3025 142nd Ave E Sumner	3,598			\$ -	Fully insulated 14' Clear Height 1 Grade level door
501 E 34th Street Tacoma	3,200		0.90	\$ 2,880	Grade level doors



28304 112th Avenue E Buckley	2,880		\$ 9,150		Yard: 4.2 Acres Also Available for Sale
Contractor's Yard & Office 7301 150th St SW Lakewood	2,520	1,000	\$ 2,400		Yard
Retail & Industrial Space Suite B-3 8016 Durango Street Southwest Lakewood	2,500		\$ 1,750		Ample Parking Grade Level Loading 16' Clear Height
Lakewood Business Park Suite C3 10111 S. Tacoma Way Lakewood	2,447		\$ 1,835	0.21	Newly renovated Four offices, reception and restroom Grade level
9702 Sales Rd S Lakewood	2,432		\$ 2,750		Grade level doors 5 year modified gross lease
206 Eleanor Ct NW South Prairie	2,320	2,276	\$ 3,900		12' Clear Height Grade level doors
Lakewood Business Park Suite H8 10111 S. Tacoma Way Lakewood	2,315		\$ 1,736	0.21	Newly renovated One office, reception and restroom Grade level
Cedar Plaza 3635 S Lawrence Street Tacoma	2,300		\$ 1,495		1 Dock High Door
24th Street Business Park Bldg E, Ste 8 24th St E & 138th Ave E Sumner	2,028		\$ 2,028		Available June 1, 2018 20' Clear Height Heavy 3-phase power
24th Street Business Park Bldg A, Ste 8 24th St E & 138th Ave E Sumner	2,002	780	\$ 2,002		Available 1/1/19 3 Phase power 20' Clear Height Grade level doors