

| INDUSTRIAL SPACE<br>FOR LEASE  | TOTAL<br>SQ. FT. | OFFICE<br>SQ. FT. | SHELL RATE | OFFICE<br>RATE | BLENDED | NNN    | 10/18/19<br>COMMENTS  |
|--|------------------|-------------------|------------|----------------|---------|--------|---|
| <b>South King County</b>   |                  |                   |            |                |         |        |   |
| Valley Centre Corporate Park<br>Bldg 2<br>22 30th Street NW<br>Auburn        | 209,684          | 5,981             |            |                | \$      | -      | 34' Clear Height<br>45 Dock high doors<br>1 Grade level door<br>27 additional DH doors possible |
| Van Doren'S Landing<br>Building 1<br>23119 66th Avenue South<br>Kent         | 43,248           | 7,161             |            |                | \$      | -      | Available December 1, 2019<br>24' Clear Height<br>15 Dock high doors<br>2 Grade level doors     |
| Gateway North<br>Building 3, Ste 109<br>3125 116Th St<br>Tukwila             | 10,000           | 2,920             |            |                | \$      | -      | Sublease<br>18' Clear Height<br>4 Dock high doors<br>1 oversized ramp                           |
| 1900 - 1948 Occidental Ave S<br>Seattle                                      | 9,328            |                   | 1.00       |                | \$      | 9,328  | Dock high doors   |
| 1900 - 1948 Occidental Ave S<br>Seattle                                      | 6,654            |                   | 1.00       |                | \$      | 6,654  | Dock high doors   |
| 1900 - 1948 Occidental Ave S<br>Seattle                                      | 4,120            |                   | 1.00       |                | \$      | 4,120  | Dock high doors   |
| <b>Pierce County</b>   |                  |                   |            |                |         |        |   |
| Tri-Park Industrial Park<br>10753 A Street S<br>Tacoma                       | 17,650           | 1,250             | 0.68       | 1.00           | \$      | 13,252 | Sublease available<br>Yard: Fenced and paved yard<br>20' Clear Height<br>5 Grade-level doors    |
| 1216 140th Ave Ct E<br>Sumner  | 8,296            |                   |            |                | \$      | -      | Yard: Paved/graveled yard<br>Available March 1, 2020  |
| 24th Street Business Park, Bldg E-<br>8<br>24th St E & 138th Ave S<br>Sumner | 2,031            | 388               |            |                | \$      | 2,234  | Heavy Power<br>20' Clear Height<br>1 Grade-level door   |

| INDUSTRIAL BLDGS<br>FOR SALE                                | TOTAL<br>SQ. FT. | OFFICE<br>SQ. FT. | PRICE        | LAND<br>SIZE    | ZONING | COMMENTS   |
|---|------------------|-------------------|--------------|-----------------|--------|--|
| <b>South King County</b>                                    |                  |                   |              |                 |        |  |
| Cricket Business Center<br>21517 84th Ave S<br>Kent         | 15,520           |                   |              | 1.16<br>Acres   |        | Two tenant building<br>Also 8,925 sf available for lease<br>1 Grade level door |
| BCT Building<br>3433 - 3435 4th Ave S<br>Seattle            | 8,775            |                   | \$ 2,500,000 | 25,722<br>Sq Ft |        | Two buildings  |
| Former Horizon Ford<br>14027 Interurban Avenue S<br>Tukwila | 7,300            |                   | \$ 3,200,000 | 73,500<br>Sq Ft | RCM    | 73,500sf of yard area  |

| <b>Pierce County</b>        |        |  |            |               |  |  |
|-----------------------------|--------|--|------------|---------------|--|--|
| 6240 S Tacoma Way<br>Tacoma | 11,493 |  | \$ 995,000 | 1.04<br>Acres |  | Yard: 30,140 SF Yard<br>Heavy Power<br>Grade level doors |

| INDUSTRIAL LAND<br>FOR LEASE/SALE                                       | TOTAL<br>ACRES | SQUARE FEET | PRICE        | ZONING | COMMENTS   |
|---|----------------|-------------|--------------|--------|--|
| <b>South King County</b>  |                |             |              |        |  |
| <b>Pierce County</b>  |                |             |              |        |  |
| Pacific Land<br>West Valley Highway & 3rd<br>Avenue SW<br>Pacific       | 13.2           | 573,250     | \$ 1,300,000 | HC     | On site facilities include: sawmill<br>with several buildings. Income from 3<br>trailer pads. Seller financing - 10 year<br>term |
| 10914 Waller Road<br>Tacoma   | 12.0           | 522,720     | \$ 2,300,000 | EC     | HYDROLOGY study available. SOME<br>OF THE ALLOWED USES under<br>Proposed Zoning include; Mfg,<br>Contractor Yards.               |
| Port of Tacoma Industrial Land<br>1913 East Marine View Drive<br>Tacoma | 6.6            | 286,189     | \$ 2,600,000 | M2     | Sewer, water and storm in Marine<br>View Drive<br>Uses include: Heavy Industrial,<br>Warehousing and Storage                     |