

For Lease > 214,266 SF

woodbridge

C O R P O R A T E P A R K

33855 Weyerhaeuser Way S · Federal Way, WA

Colliers

IRG

Industrial
Realty Group, LLC

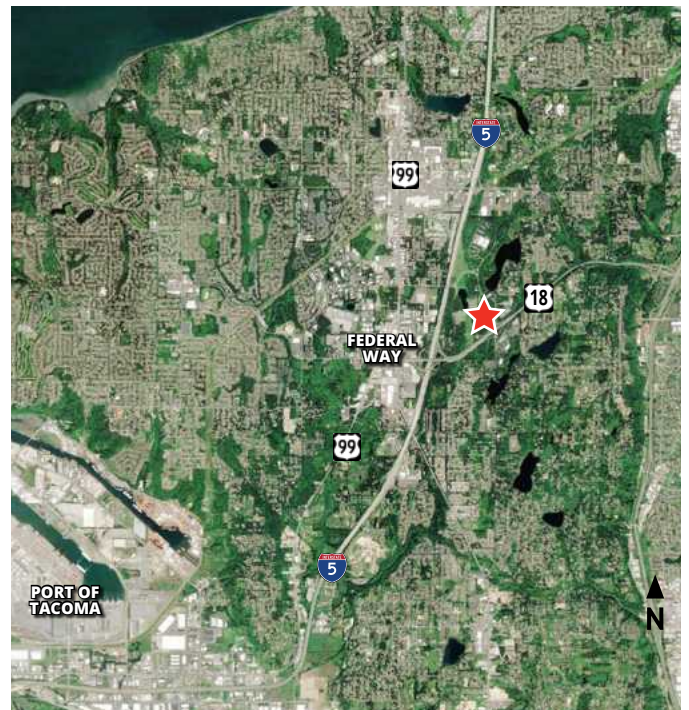


BUILDING DETAILS

- » 214,266 SF (4,198 SF office, not yet constructed)
- » 32' clear height
- » ESFR sprinkler system
- » 4,000 amps 227/480 volt power
- » LED warehouse lighting, 15' candles measured 36" above the floor
- » 35 dock-high doors; 17 dock levelers; 2 grade-level doors
- » 130' truck court with concrete apron
- » ±249 auto parking stalls

LOCATION

- » Park-like corporate campus setting
- » 32+ acre site includes access to walking trails, North Lake and multiple open space areas across the property
- » Easy access to Interstate 5, Highway 18 and Highway 99
- » Approximately 14 miles to Sea-Tac International Airport
- » Less than 10 miles to the Port of Tacoma
- » Located outside of the 100-year floodplain



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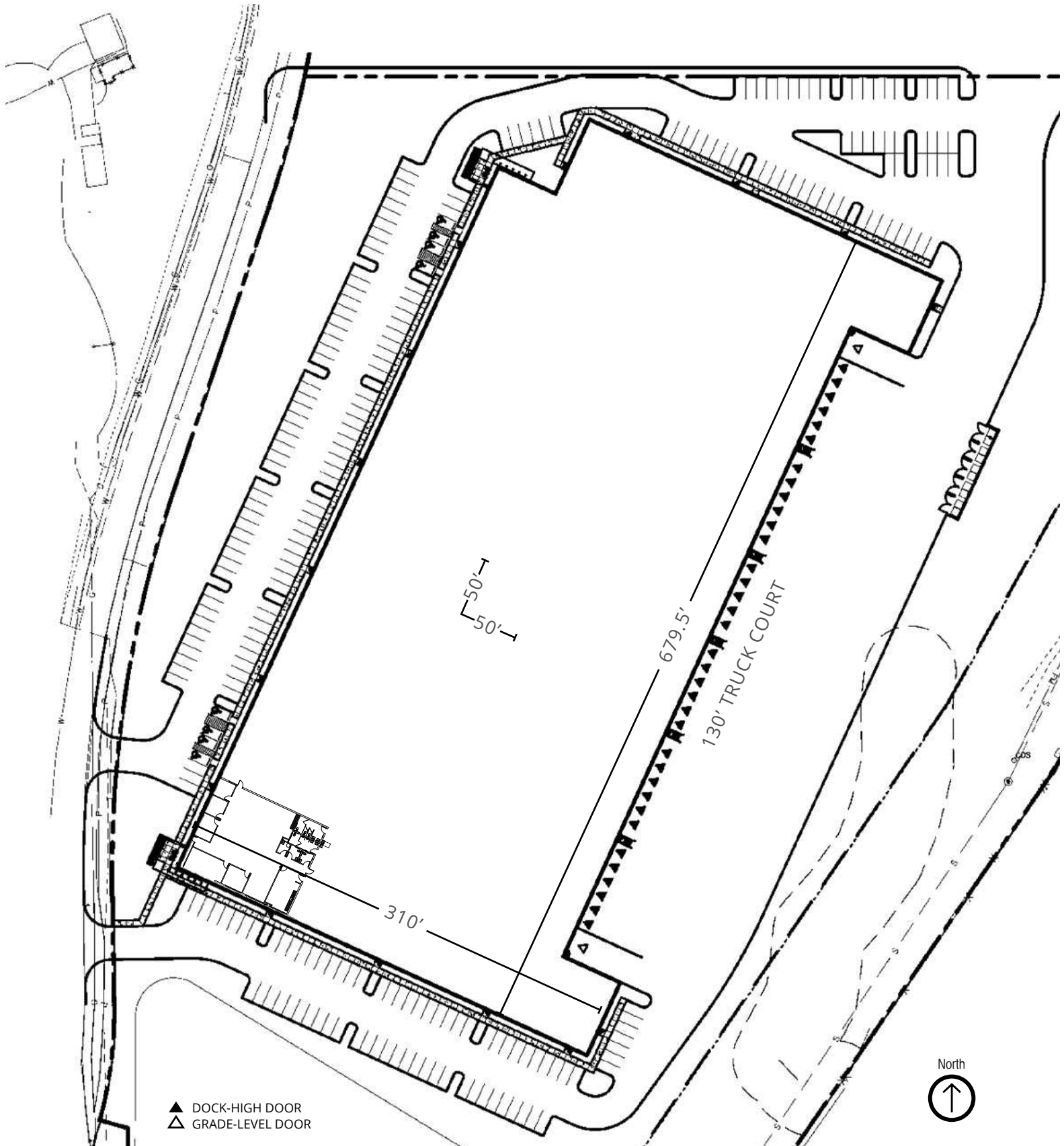
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CORPORATE PARK

33855 Weyerhaeuser Way S · Federal Way, WA



▲ DOCK-HIGH DOOR
△ GRADE-LEVEL DOOR

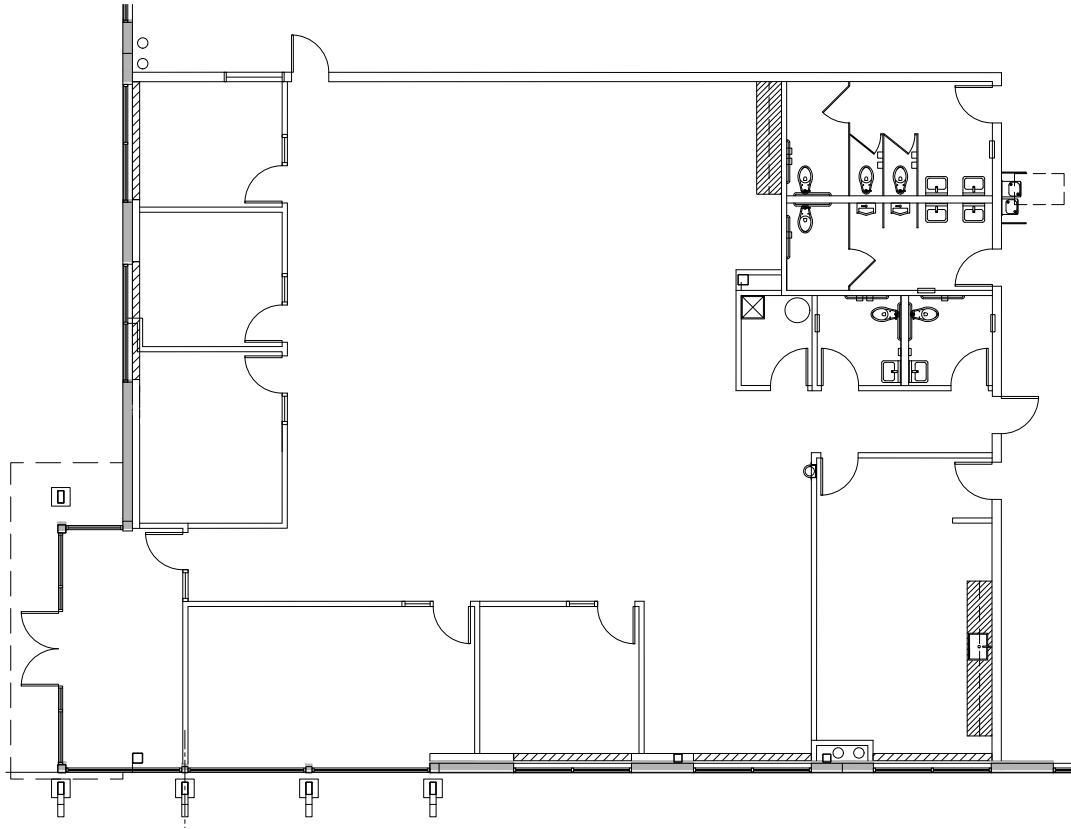


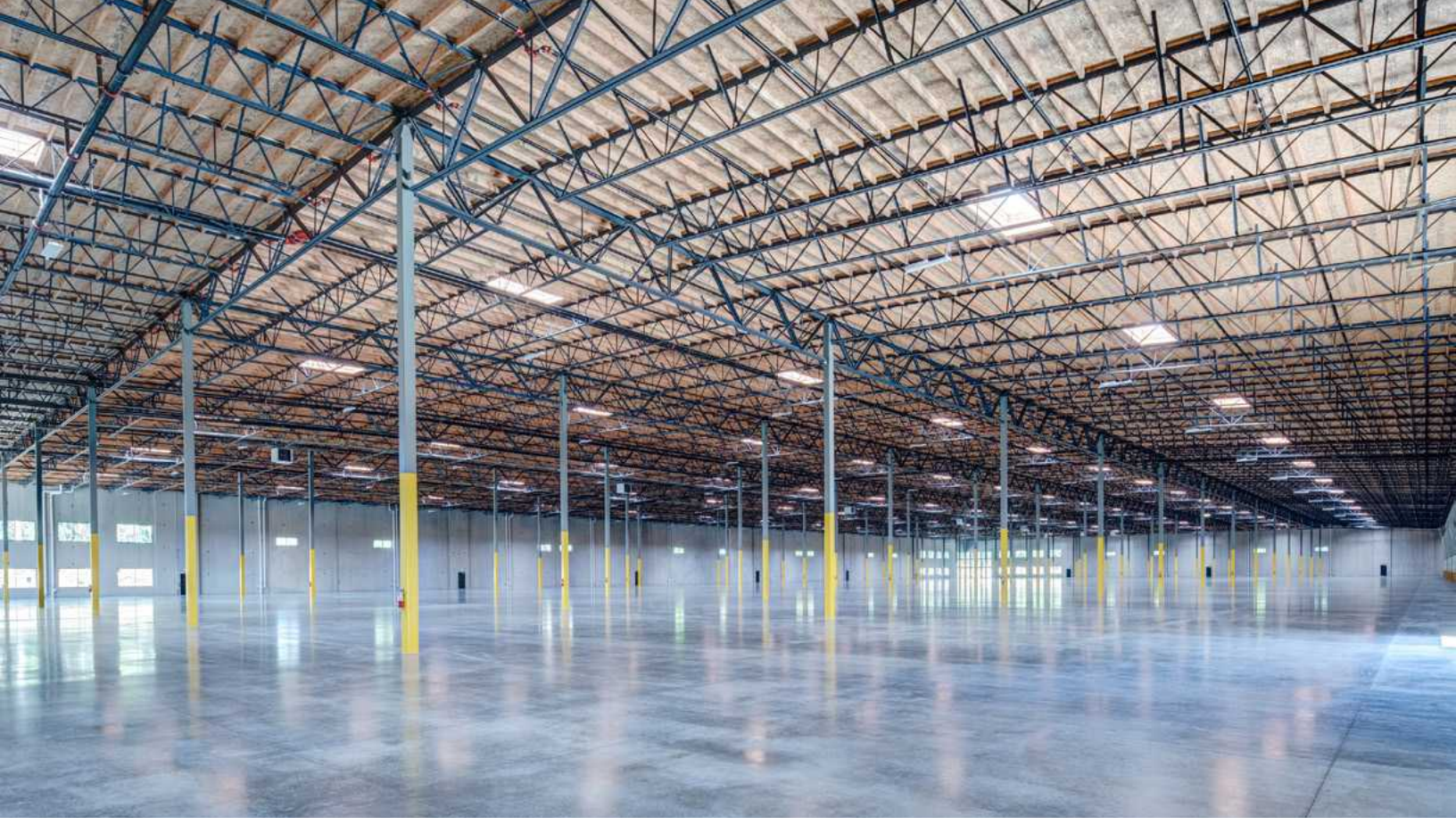
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OFFICE PLAN—4,198 SF





Nature blends with function to create a unique working environment at Woodbridge Corporate Park. Located on 32+ acres minutes from the State Route 18 exit of Interstate 5 in southern King County, this diverse complex offers ultra-modern, newly built industrial space in a park-like setting. Walking and biking trails bisect the campus, combining with open space to support recreation, wellness activities and easy interaction between Woodbridge Corporate Park's industrial, office and technology components. Shopping, dining and entertainment can be found a few miles away at Federal Way Commons and Federal Way Crossings, while peaceful reflection is available at the adjacent Rhododendron Species Botanical Garden. Seattle, Bellevue and other Puget Sound destinations are accessible either via highway or nearby public transit at the Federal Way Transit Center.



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