

FRED 310

GATEWAY TO THE WEST

RARE 4M SF INDUSTRIAL PARK

CONSTRUCTION COMPLETED | 929,110 SF AVAILABLE NOW

*Connect Faster.
Think Bigger.*



 CUSHMAN &
WAKEFIELD
CROW HOLDINGS
CAPITAL

 PANATTONI®

FREDERICKSON, WASHINGTON
PIERCE COUNTY / PORT OF TACOMA

WWW.FRED310.COM

A RARE OPPORTUNITY

at an Incomparable Location

FRED310 offers businesses maximum flexibility and accessibility – rare finds in the greater Seattle area.

This Employment Center (EC) zoned 310-acre site is primed for distribution and logistics, featuring **40' clear heights**, ample dock-high loading doors, and easy access to multiple modes of transport including the Port of Tacoma, rail, and highways providing unsurpassed regional and national access.

Favorable demographics, high-profile corporate neighbors, and Pierce County economic incentives make the site even more appealing.

FRED310 has the space you need for your business to expand its reach and make its mark.



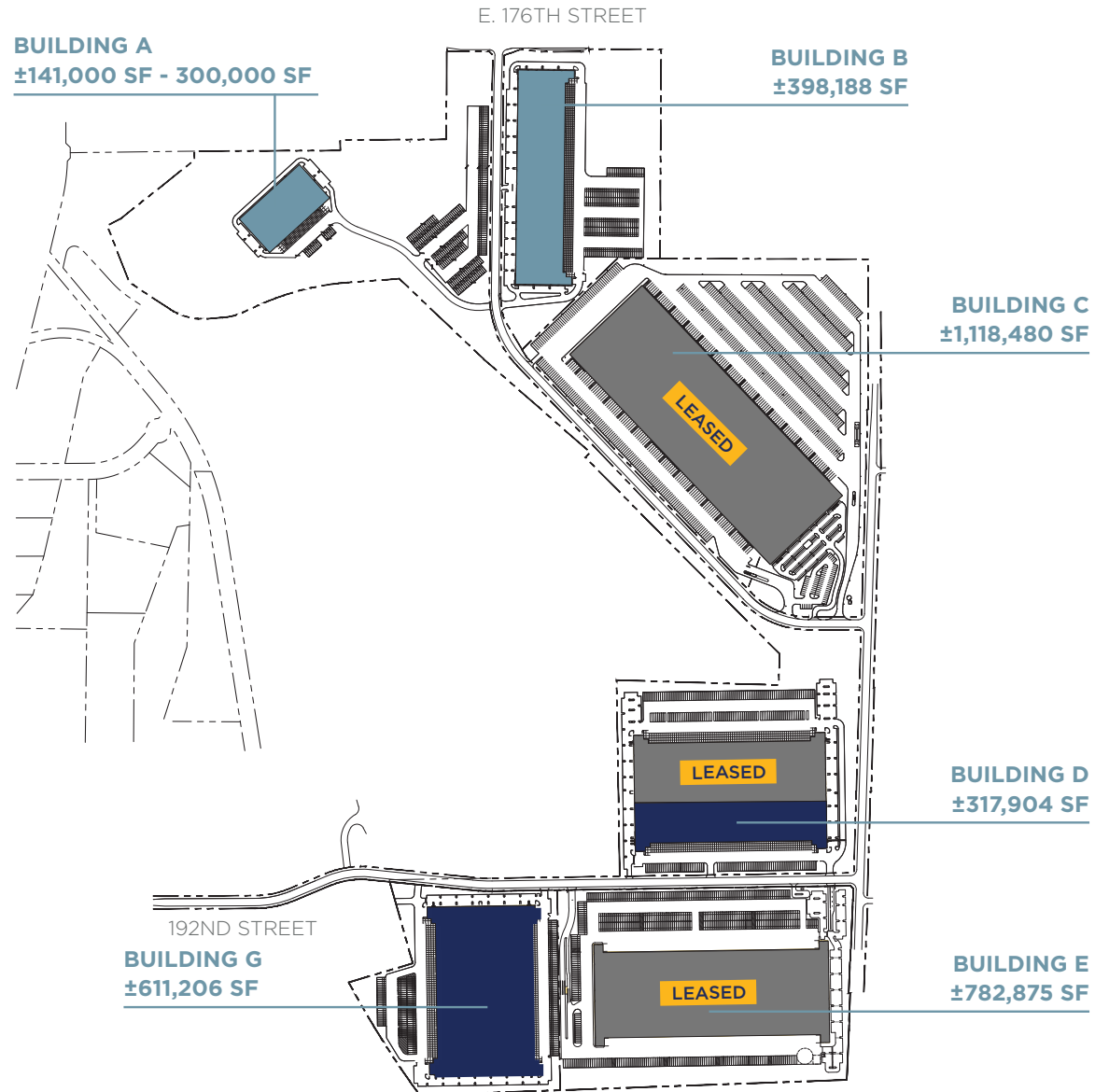
PARK OVERVIEW

Available Now

	BUILDING D	BUILDING G
Building SF	753,069	611,206
Available SF	317,904	611,206
Office SF	2,903	3,498
Site SF	1,799,028	1,285,020
Coverage	41.62%	47.39%
Trailer Park	81	158
Auto Park	199	370
Trailer Court Depth	130'	130'
Slab Thickness	8"	8"
Building Dimensions	620 x 1190	570 x 1046
Clear Height	40'	40'
Single/Multi Tenant	Multi	Multi
Fire Sprinkler	ESFR	ESFR
Electrical Power	3,000	3,000
Dock High Doors	63	106
Construction Completed	June 2024	June 2024

Phase 2

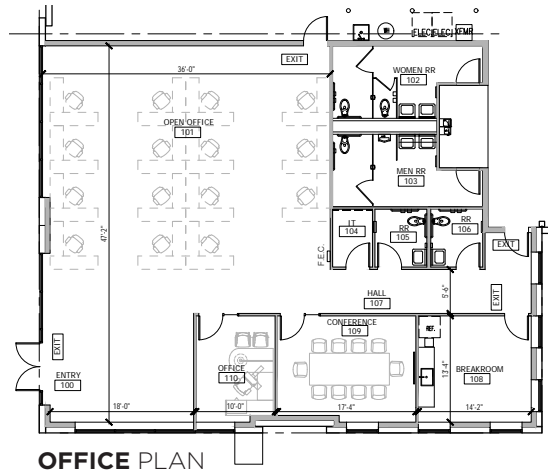
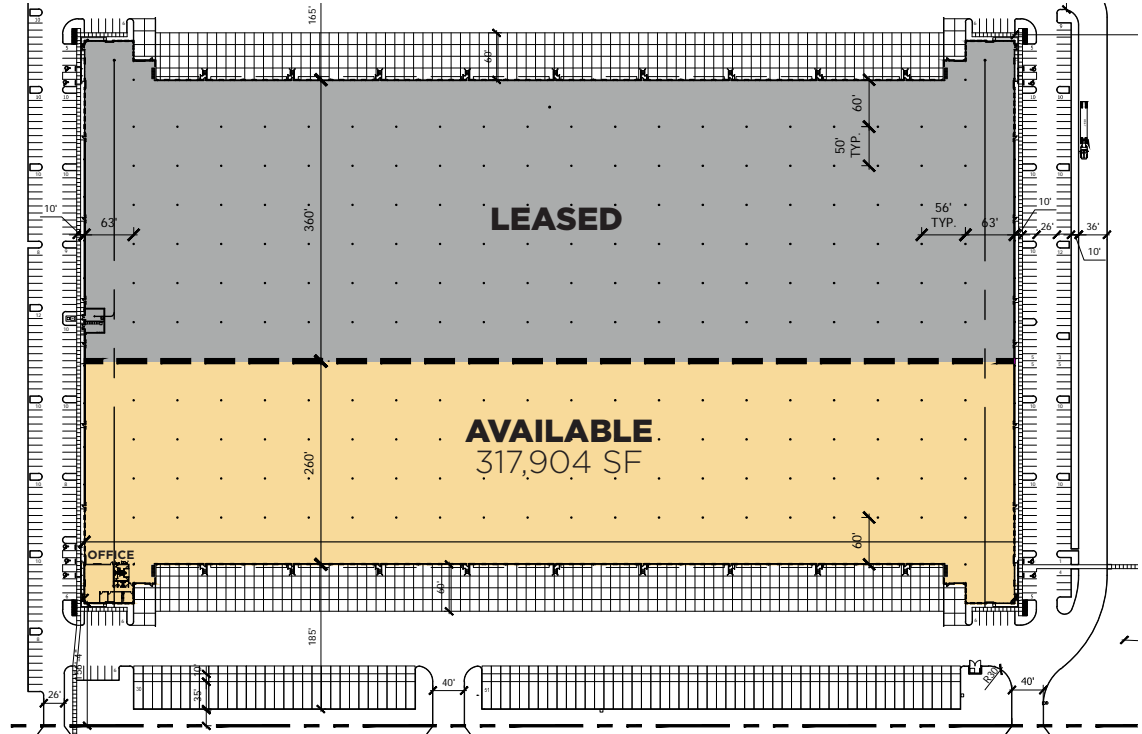
	BUILDING A	BUILDING B
Building SF	±141,000 - 300,000	398,188
Site SF	457,380	1,106,424
Coverage	42.98%	35.99%
Trailer Park	59	166
Auto Park	201	244
Trailer Court Depth	130'	130'
Slab Thickness	6"	7"
Building Dimensions	260 x 784	294 x 1332
Clear Height	32'	36'
Single/Multi Tenant	Multi	Multi
Fire Sprinkler	ESFR	ESFR
Electrical Power	2,000	2,000
Dock High Doors	12	74



BUILDING SPECIFICATIONS

Building D

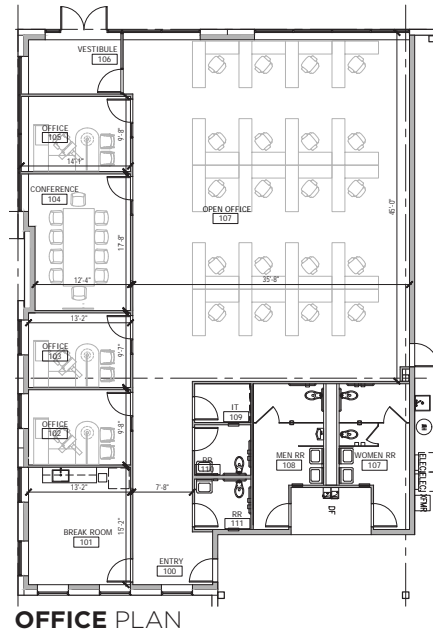
Building SF	753,069
Available SF	317,904
Office SF	2,903 (Designed & Permitted)
Site SF	1,799,028
Coverage	41.62%
Trailer Park	81
Auto Park	199
Trailer Court Depth	130'
Slab Thickness	8"
Building Dimensions	620 x 1190
Clear Height	40'
Single/Multi Tenant	Multi
Fire Sprinkler	ESFR
Electrical Power	3,000
Dock High Doors	63
Drive-In Doors	2
Construction Completed	June 2024



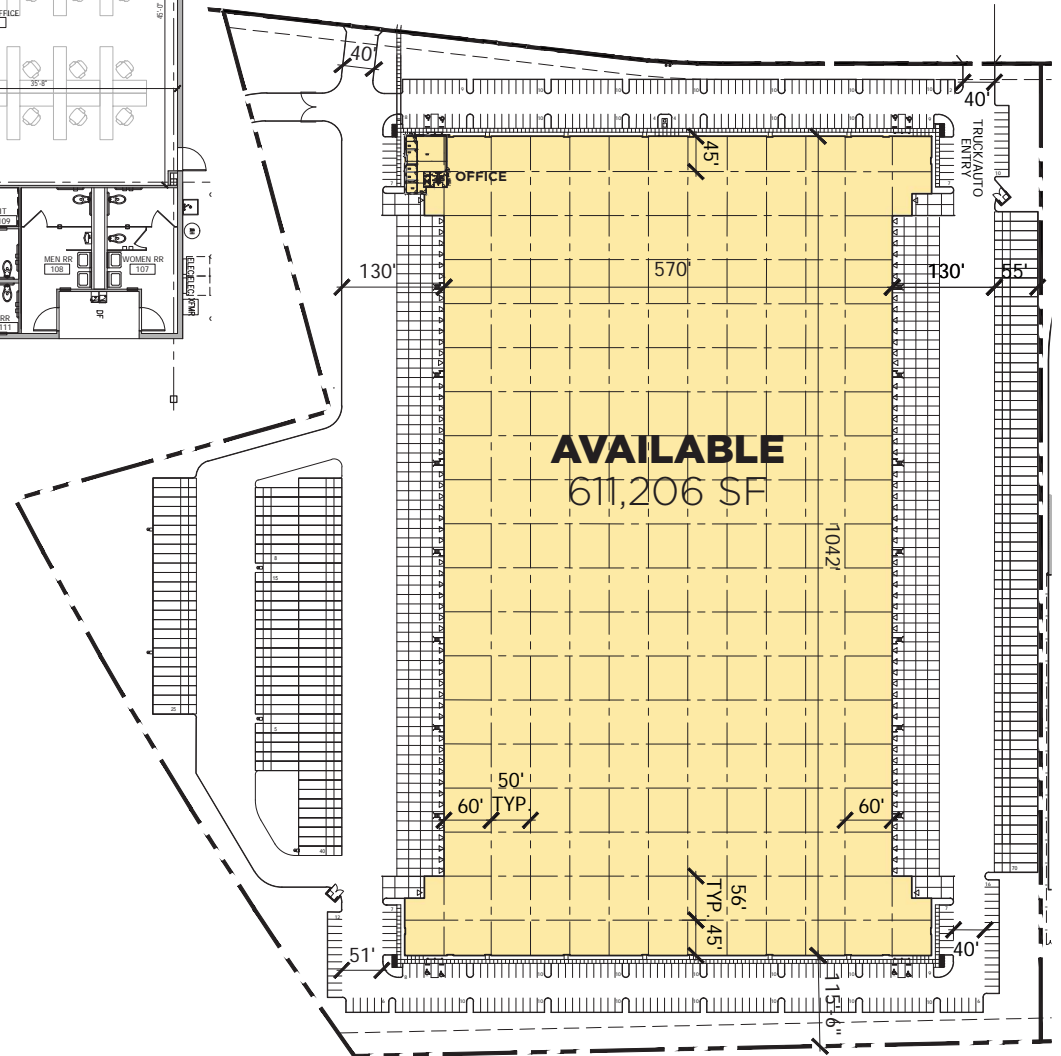
BUILDING SPECIFICATIONS

Building G

Building SF	611,206
Available SF	611,206
Office SF	3,498
Site SF	1,285,020
Coverage	47.39%
Trailer Park	158
Auto Park	370
Trailer Court Depth	130'
Slab Thickness	8"
Building Dimensions	570 x 1046
Clear Height	40'
Single/Multi Tenant	Multi
Fire Sprinkler	ESFR
Electrical Power	3,000
Dock High Doors	106
Drive-In Doors	4
Construction Completed	June 2024



OFFICE PLAN

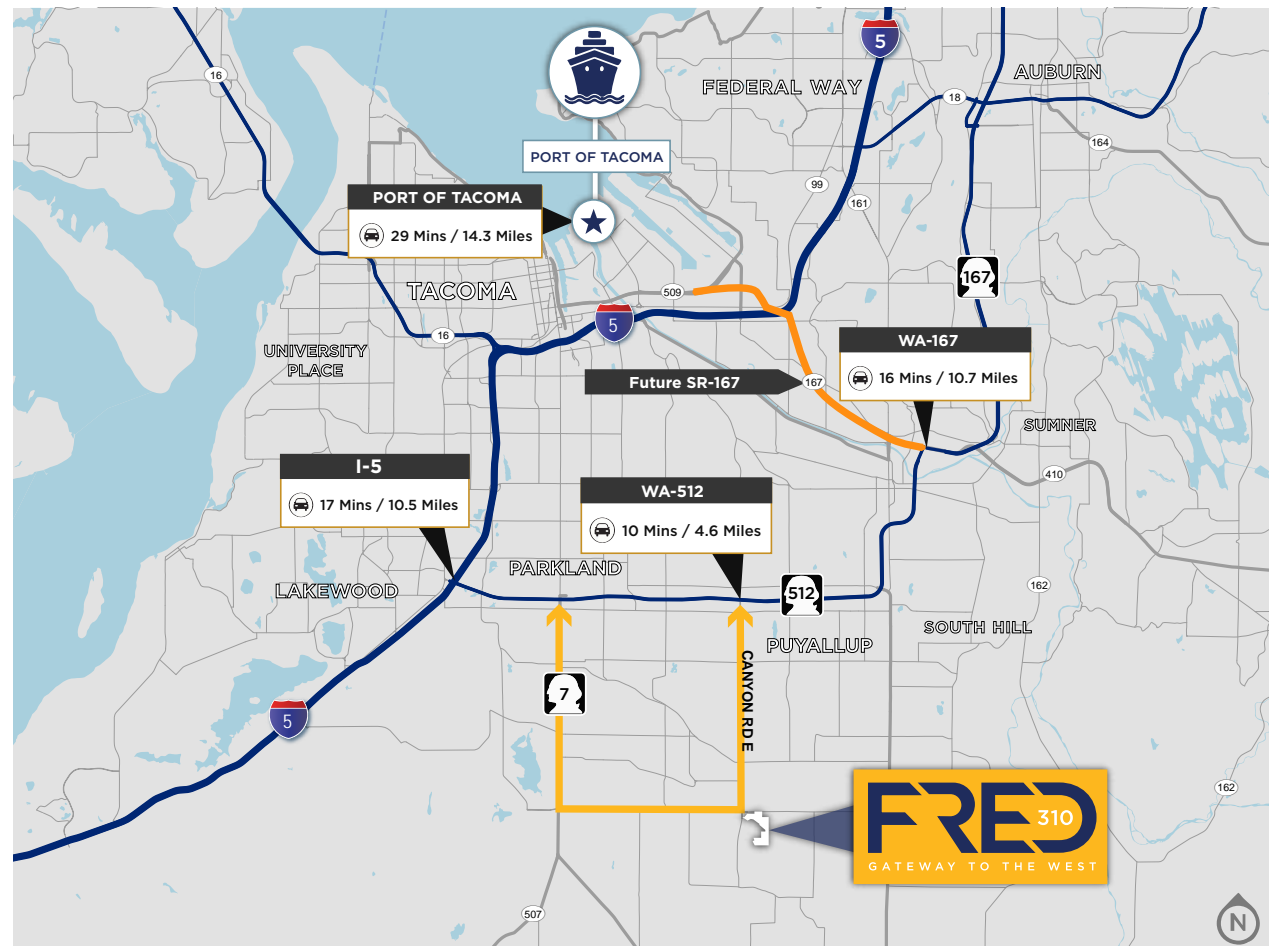


EXCEPTIONAL CONNECTIVITY

Desirable, Growing Submarket with Favorable Demographics.

Pierce County Fast Facts:

- Population: 948,793
- Labor Force: 404,514
- Unemployment: 5.3%
- Median Age: 36.4
- Median Household Income: \$89,698
- Cost of Living Index: 118.9
- Area: 1,806 mi² / 4,678 km²
- Population Growth Rate: 0.54%
- Median Home Price: \$483,631
- Average Commute Time: 33 minutes
- Gross Metro Product: \$46.1 billion
- Primary Industries: Aerospace, Government, Healthcare, Manufacturing, Military, Transportation & Logistics



EXISTING CORPORATE TENANT BASE

High-Profile Corporate Neighbors Give the Site More Visibility and Exposure.



FRED 310

GATEWAY TO THE WEST

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