

# LAKWOOD INDUSTRIAL PARK

WWW.LAKEWOODINDPARK.COM

100TH ST SW & 47TH AVE SW | LAKEWOOD, WA



## AVAILABILITY

Building	Suite	Shell SF	Office SF
19	Entire Building	106,720 SF	3,977 SF
26	A	44,890 SF	1,763 SF
22	A, A-1, A-2	22,500 SF (Divisible to 7,500 SF)	1,627 SF
22	B	18,750 SF	1,115 SF
7	F	15,000 SF	502 SF
15	B	13,130 SF	869 SF
21	A	2,500 SF (office only)	2,500 SF
Yard 26	N/A	28,500 SF (trailer yard)	N/A



## PROPERTY FEATURES

- 28-building business park totaling over 2,400,000 square feet of distribution, warehouse and manufacturing facilities
- Excellent location adjacent to I-5 and SR-512
- Spacious truck maneuverability within the park
- On site property management
- Foreign Trade Zone #86 designation
- Fiber Optic internet from Comcast & Century Link
- 10 miles to Port of Tacoma
- Extra trailer parking located within the Park
- Heavy Power available



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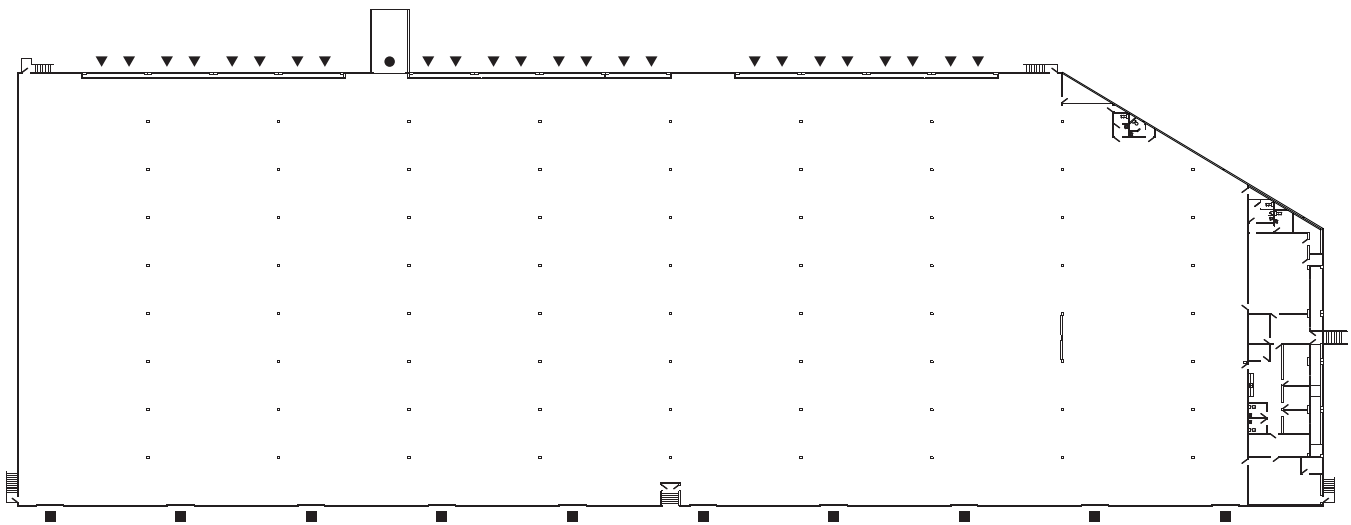
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Building	Suite	Shell SF	Office SF	NNN Rate
19	Entire Building	106,720 SF	3,977 SF	\$0.24/SF
Comments: 55,000 SF of Yard; 24 DH Positions; 1 GL Door; 10 Rail Doors; 800 Amp, 480/277V, 3-Phase; Available Now				



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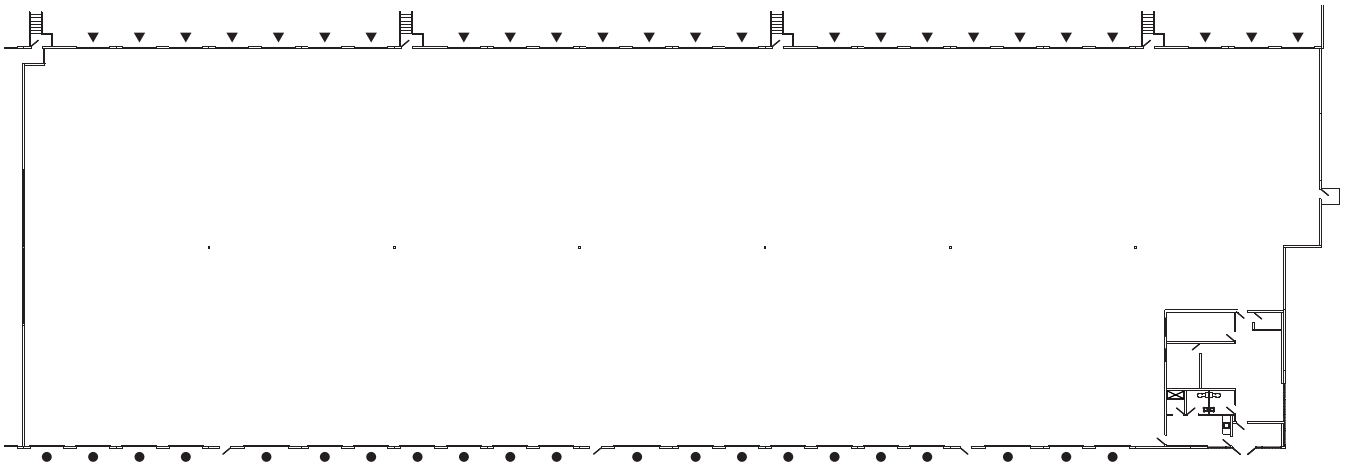
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Building	Suite	Shell SF	Office SF	NNN Rate
26	A	44,890 SF	1,763 SF	\$0.24/SF
Comments: 24 DH doors; 21 GL door; Available Now				



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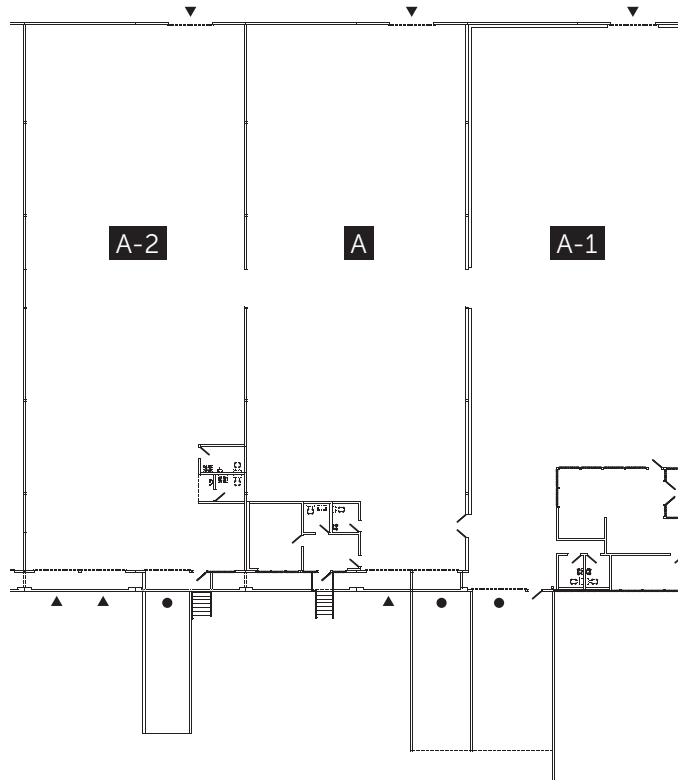
# LAKWOOD INDUSTRIAL PARK

100TH ST SW & 47TH AVE SW | LAKEWOOD, WA



Building	Suite	Shell SF	Office SF	NNN Rate
22	A-2	7,500 SF	167 SF	\$0.24/SF
22	A	7,500 SF	486 SF	\$0.24/SF
22	A-1	7,500 SF	974 SF	\$0.24/SF

Comments: A, A-1, & A-2 can be combined for a total of 22,500 SF; 6 total DH doors & 3 total GL doors



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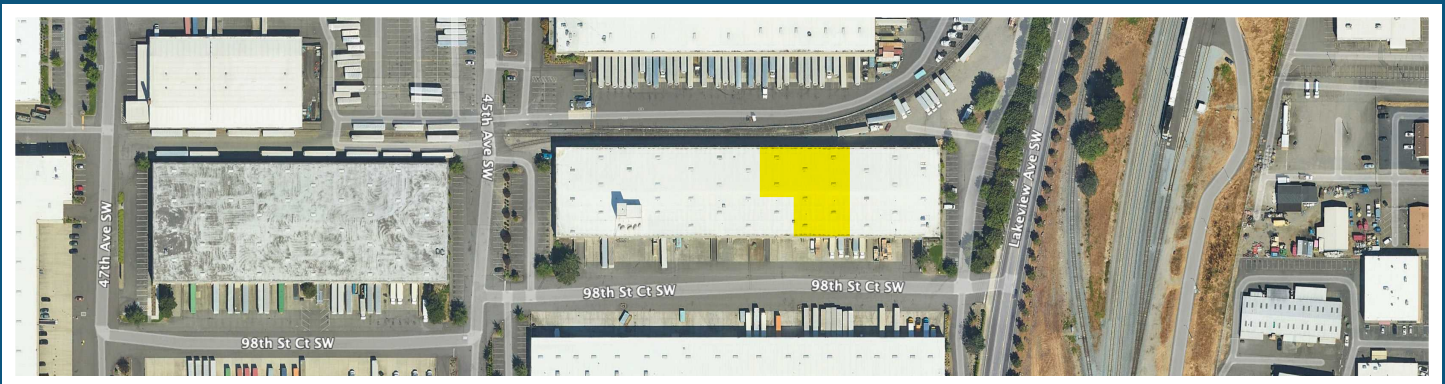
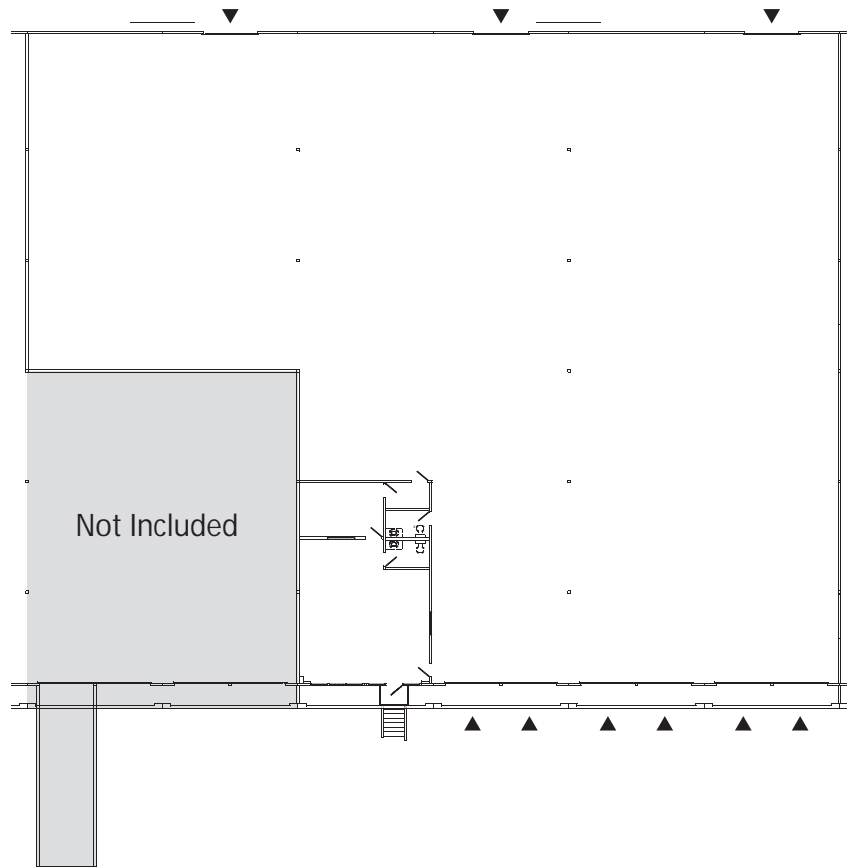
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Building	Suite	Shell SF	Office SF	NNN Rate
22	B	18,750 SF	1,115 SF	\$0.24/SF

Comments: 9 DH Doors



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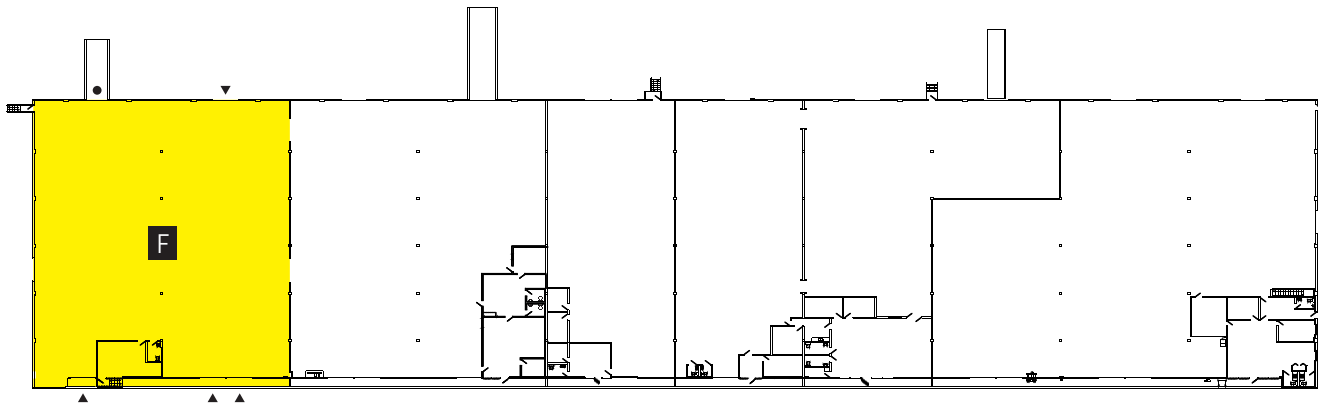
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NEIL WALTER  
COMPANY

Building	Suite	Shell SF	Office SF	NNN Rate
7	F	15,000 SF	502 SF	\$0.24/SF
Comments: 4 DH doors; 1 GL doors; Available 10/1/2024				



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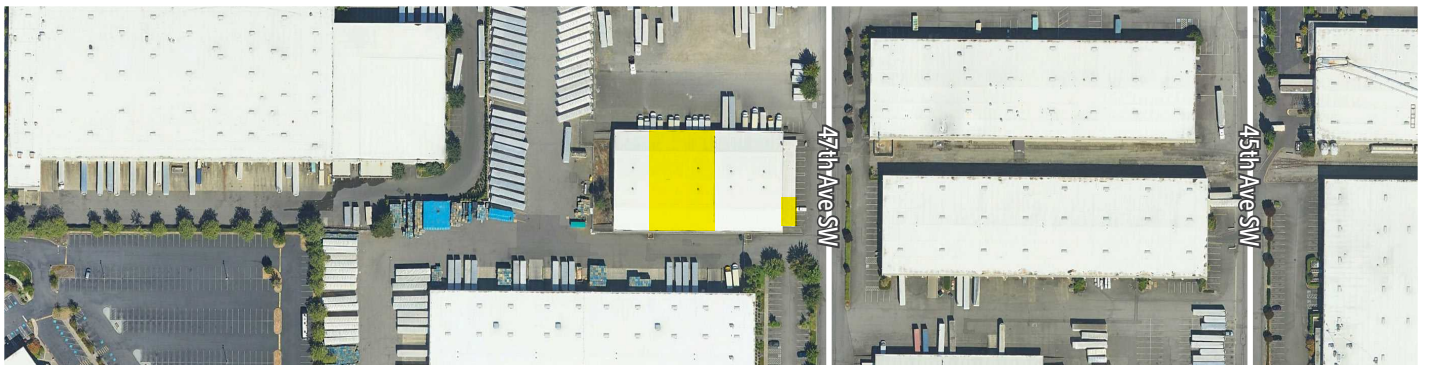
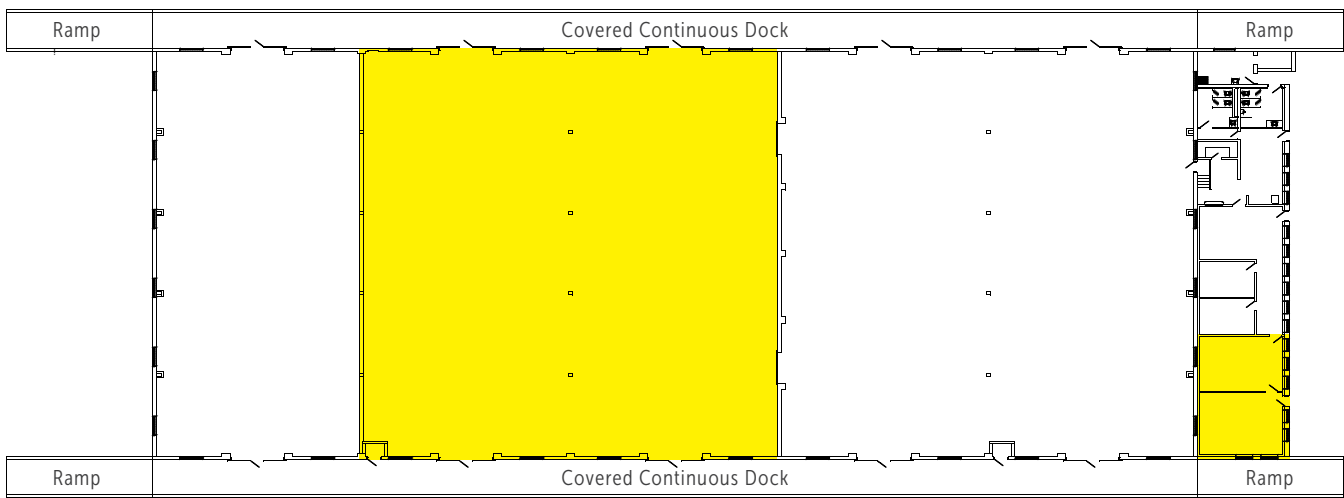
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Building	Suite	Shell SF	Office SF	NNN Rate
15	B	13,130 SF	869 SF	\$0.24/SF

Comments: 869 SF office is not adjacent to the warehouse; Available Now



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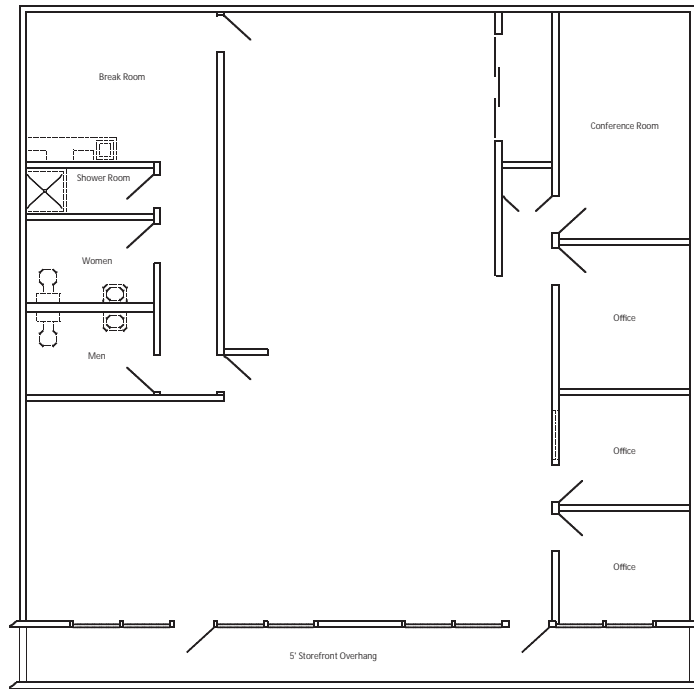
# LAKWOOD INDUSTRIAL PARK



100TH ST SW & 47TH AVE SW | LAKEWOOD, WA

NEIL WALTER  
COMPANY

Building	Suite	Shell SF	Office SF	NNN Rate
21	A	2,500 SF (office only)	2,500 SF	\$0.24/SF
Comments: Available now				



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Building	Yard Size	Lease Rate
Yard 26	28,500 SF	\$0.25/SF

Comments: Striped for trailers; Parcels 4001310010 & 4001310020



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