

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



SCOTT PRICE
 D: 253.779.2419
 C: 253.279.3710
 sprice@neilwalter.com

THERON MEIER
 D: 253.779.2426
 C: 253.988.2649
 tmeier@neilwalter.com

BRUCE VALENTINE
 D: 253.779.2400
 C: 253.606.4830
 bvalentine@neilwalter.com



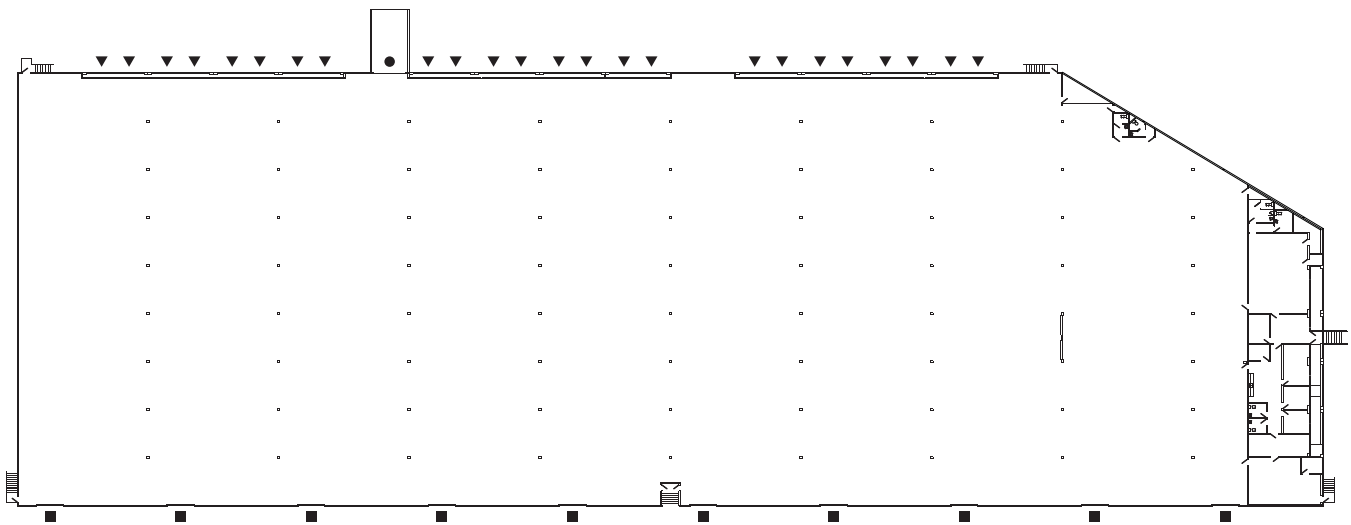
All information references in this document are approximate. The information contained herein is contained from sources deemed reliable. It is provided without representation, warranty, or guarantee, expressed or implied as to accuracy. Prospective buyer or tenant should conduct its own independent investigation relating to the property, government codes and regulations, allowed uses, and all other matters, regardless of whether they are referred to or contained in this document.

LAKEWOOD INDUSTRIAL PARK

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



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				



SCOTT PRICE
D: 253.779.2419
C: 253.279.3710
sprice@neilwalter.com

THERON MEIER
D: 253.779.2426
C: 253.988.2649
tmeier@neilwalter.com

BRUCE VALENTINE
D: 253.779.2400
C: 253.606.4830
bvalentine@neilwalter.com

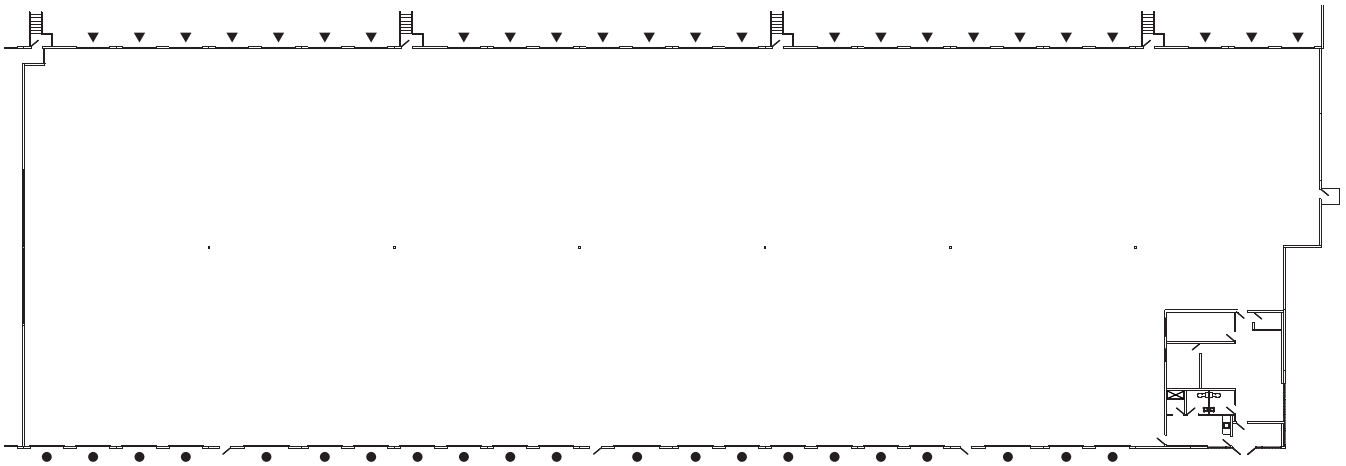
1940 East D St #100
Tacoma, WA 98421
253.779.8400
www.neilwalter.com

LAKWOOD INDUSTRIAL PARK

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



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				



SCOTT PRICE
D: 253.779.2419
C: 253.279.3710
sprice@neilwalter.com

THERON MEIER
D: 253.779.2426
C: 253.988.2649
tmeier@neilwalter.com

BRUCE VALENTINE
D: 253.779.2400
C: 253.606.4830
bvalentine@neilwalter.com

1940 East D St #100
Tacoma, WA 98421
253.779.8400
www.neilwalter.com

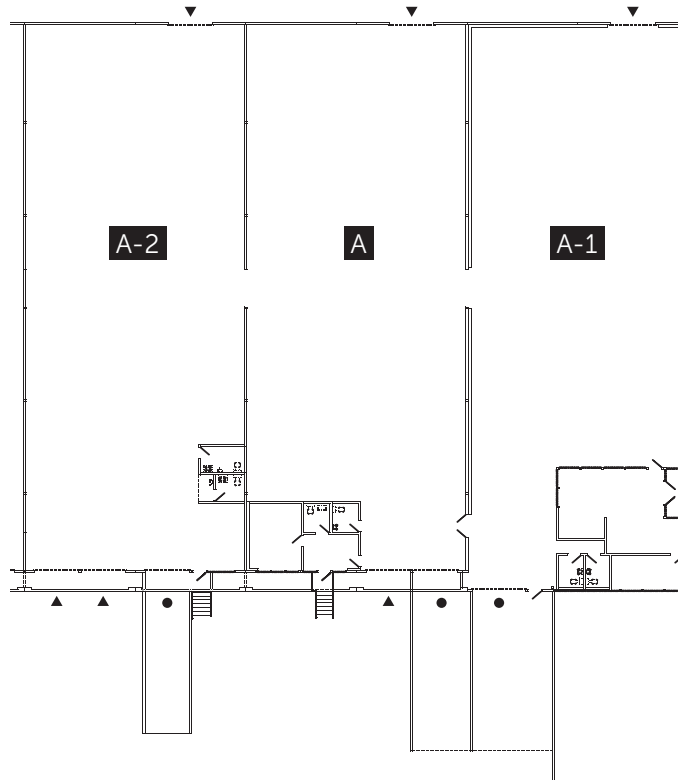
LAKWOOD INDUSTRIAL PARK

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



SCOTT PRICE
 D: 253.779.2419
 C: 253.279.3710
 sprice@neilwalter.com

THERON MEIER
 D: 253.779.2426
 C: 253.988.2649
 tmeier@neilwalter.com

BRUCE VALENTINE
 D: 253.779.2400
 C: 253.606.4830
 bvalentine@neilwalter.com

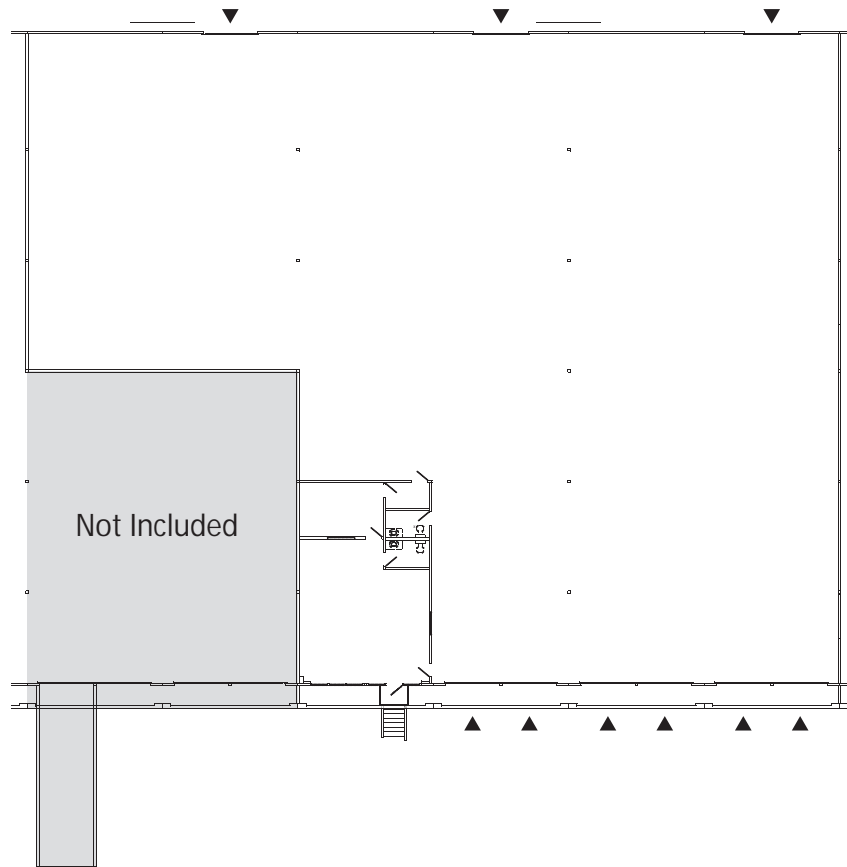
1940 East D St #100
 Tacoma, WA 98421
 253.779.8400
 www.neilwalter.com

LAKWOOD INDUSTRIAL PARK

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



Building	Suite	Shell SF	Office SF	NNN Rate
22	B	18,750 SF	1,115 SF	\$0.24/SF
Comments: 9 DH Doors				



SCOTT PRICE
 D: 253.779.2419
 C: 253.279.3710
 sprice@neilwalter.com

THERON MEIER
 D: 253.779.2426
 C: 253.988.2649
 tmeier@neilwalter.com

BRUCE VALENTINE
 D: 253.779.2400
 C: 253.606.4830
 bvalentine@neilwalter.com

1940 East D St #100
 Tacoma, WA 98421
 253.779.8400
 www.neilwalter.com

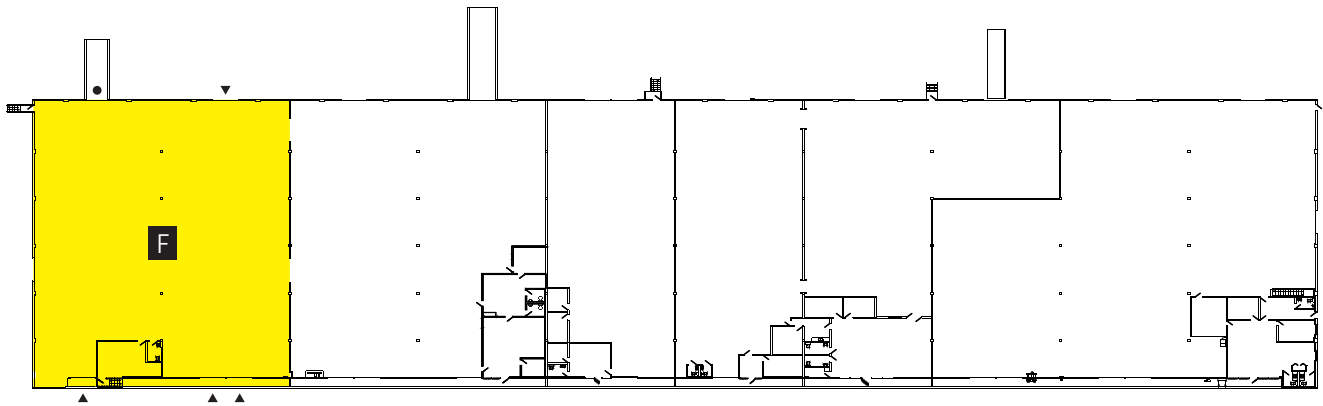
LAKWOOD INDUSTRIAL PARK



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

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				



SCOTT PRICE
D: 253.779.2419
C: 253.279.3710
sprice@neilwalter.com

THERON MEIER
D: 253.779.2426
C: 253.988.2649
tmeier@neilwalter.com

BRUCE VALENTINE
D: 253.779.2400
C: 253.606.4830
bvalentine@neilwalter.com

1940 East D St #100
Tacoma, WA 98421
253.779.8400
www.neilwalter.com

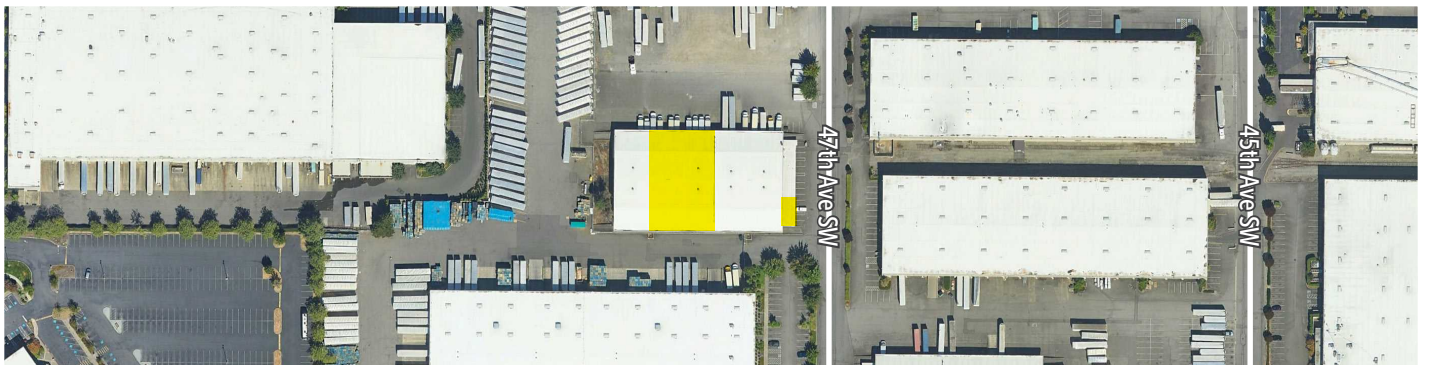
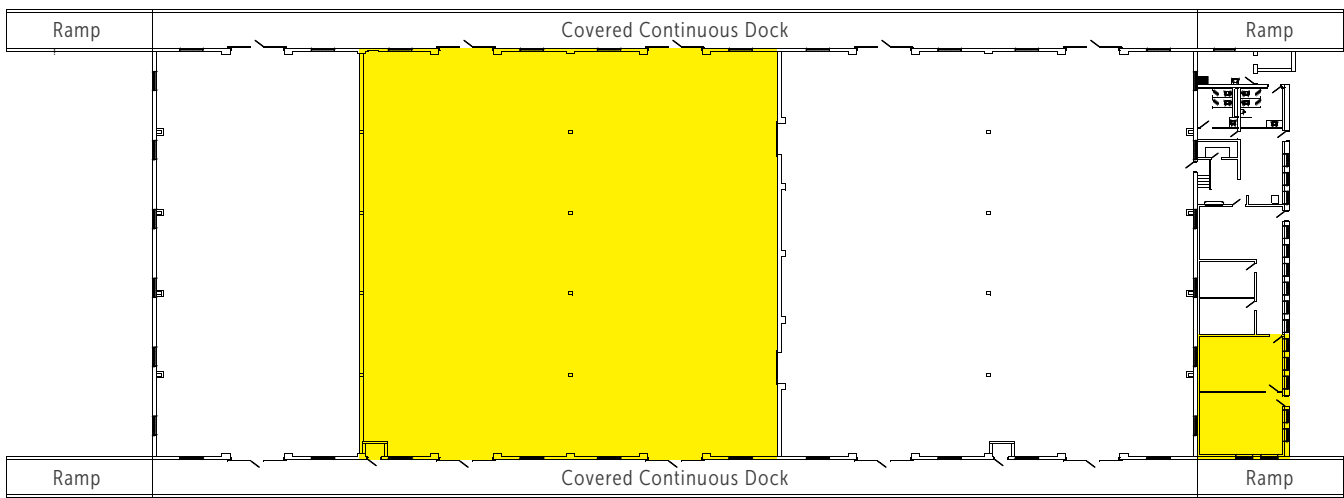
LAKEWOOD INDUSTRIAL PARK

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



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



SCOTT PRICE
 D: 253.779.2419
 C: 253.279.3710
 sprice@neilwalter.com

THERON MEIER
 D: 253.779.2426
 C: 253.988.2649
 tmeier@neilwalter.com

BRUCE VALENTINE
 D: 253.779.2400
 C: 253.606.4830
 bvalentine@neilwalter.com

1940 East D St #100
 Tacoma, WA 98421
 253.779.8400
 www.neilwalter.com

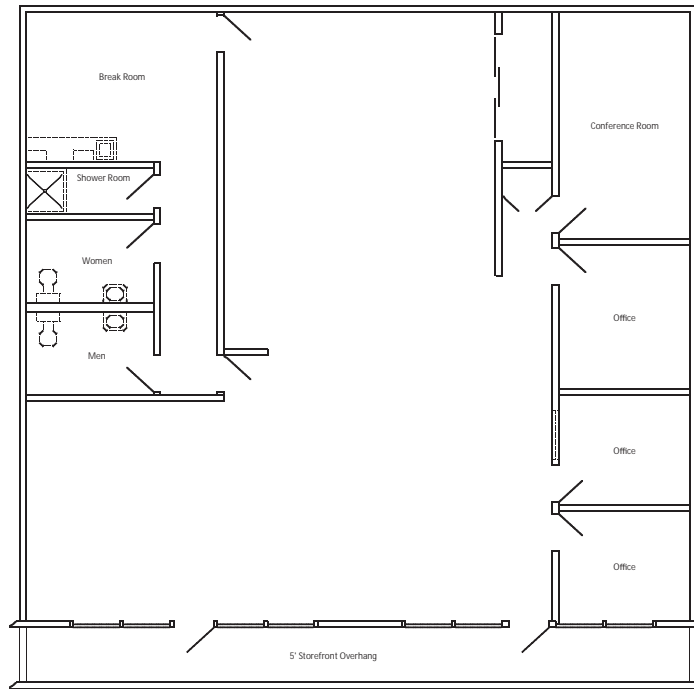
LAKWOOD INDUSTRIAL PARK



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				



SCOTT PRICE
D: 253.779.2419
C: 253.279.3710
sprice@neilwalter.com

THERON MEIER
D: 253.779.2426
C: 253.988.2649
tmeier@neilwalter.com

BRUCE VALENTINE
D: 253.779.2400
C: 253.606.4830
bvalentine@neilwalter.com

1940 East D St #100
Tacoma, WA 98421
253.779.8400
www.neilwalter.com

LAKEWOOD INDUSTRIAL PARK

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



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

Comments: Striped for trailers; Parcels 4001310010 & 4001310020



SCOTT PRICE
D: 253.779.2419
C: 253.279.3710
sprice@neilwalter.com

THERON MEIER
D: 253.779.2426
C: 253.988.2649
tmeier@neilwalter.com

BRUCE VALENTINE
D: 253.779.2400
C: 253.606.4830
bvalentine@neilwalter.com

1940 East D St #100
Tacoma, WA 98421
253.779.8400
www.neilwalter.com