

11013

PACIFIC HWY SW

LAKWOOD, WA

±100,178 SF AVAILABLE



RARE INFILL MICRO-FULFILLMENT CENTER OPPORTUNITY

Micro-fulfillment involves utilizing a network of smaller facilities near the end customer, to bring down the cost and time of delivering goods. Neighborhood Fulfillment Centers (NFCs) are smaller and can be strategically positioned within retail pockets abutting residential neighborhoods, ensuring quicker services.

NFCs provide benefit to corporations and communities alike as their convenient location makes them attractive to high-end retail distributors while allowing villages to collect sales tax and maintain or grow their existing tax base.



PROJECT HIGHLIGHTS



LOCATION

- 11013 Pacific Hwy is located just 5 minutes from I-5, providing direct vehicular access to the site location
- Expansive guest and staff parking available on site
- Additional truck staging and loading areas



PROXIMITY

- 0.4 mile from Interstate 5
- 0.9 miles from Pacific Hwy
- 6 minutes from Lakewood Town Center and within walking distance to multiple restaurants, hotels, and entertainment



OPPORTUNITY

- Re-purposed in-fill fulfillment center opportunity
- Well located, with excellent highway access and I-5 visibility
- Above standard employee and van parking



SPECIFICATIONS



AVAILABLE SQUARE FOOTAGE
100,178 SF

SITE
11.07 acres

LOADING
6 existing dock high doors and 1 grade level with potential for additional dock and grade level loading

CLEAR HEIGHTS
24'

PARKING SPACES
299

ZONING
Broad zoning to accommodate multiple uses such as fulfillment, distribution, and logistics

FEATURES

- Very unique vehicle access
- Legal non-conforming structure
- IOS 90,845 SF



AREA AMENITIES



DEMOGRAPHICS


15 MINUTE DRIVE
377,310 total population

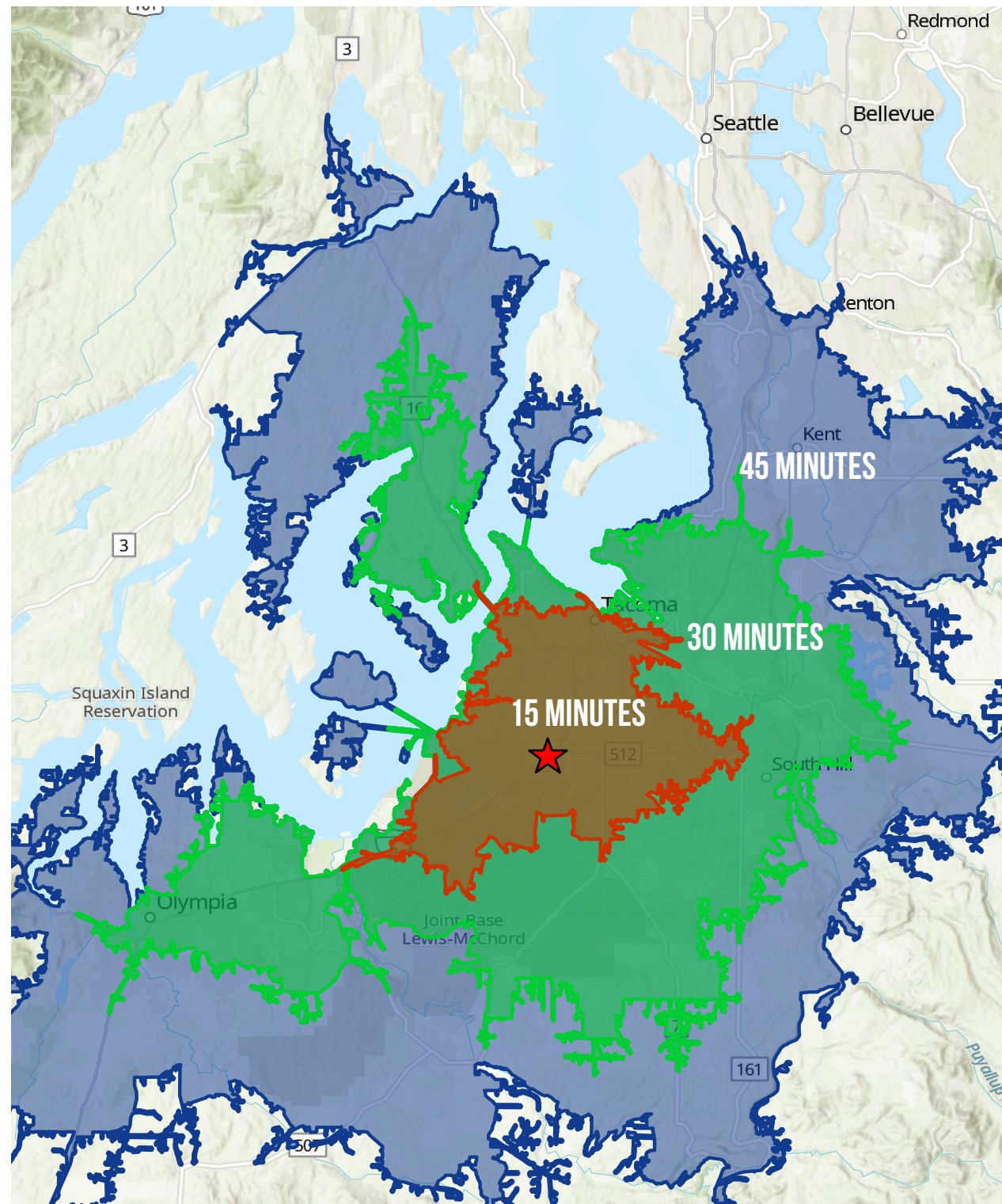
Median Household Income \$68,058	Annual Retail Good Spending \$3,270,036,588
Bachelor's Degree & Above 8.6%	Online Retail (%) 75%


30 MINUTE DRIVE
1,022,740 total population

Median Household Income \$83,752	Annual Retail Good Spending \$10,664,841,699
Bachelor's Degree & Above 7.27%	Online Retail (%) 77%


45 MINUTE DRIVE
1,834,285 total population

Median Household Income \$86,247	Annual Retail Good Spending \$19,611,398,500
Bachelor's Degree & Above 7.08%	Online Retail (%) 77%





DAVID CAHILL

+1 206 930 5599

david.cahill@jll.com

CHRIS SPOFFORD

+1 425 890 6961

chris.spofford@jll.com

11013
PACIFIC HWY SW
LAKEWOOD, WA



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2022. Jones Lang LaSalle IP, Inc. All rights reserved.

**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.