



Building 1 - 443,420 SF  
Delivering Q2 2026

Building 2 - 91,728 SF  
Delivering Q2 2026

# LogistiCenter<sup>®</sup> at Frederickson

17027-17028 Canyon Parkway E  
Tacoma, WA 98446



**CBRE**

[Dermody.com](https://www.Dermody.com)

# Building Specifications

## Site Plan



### Site Specifications

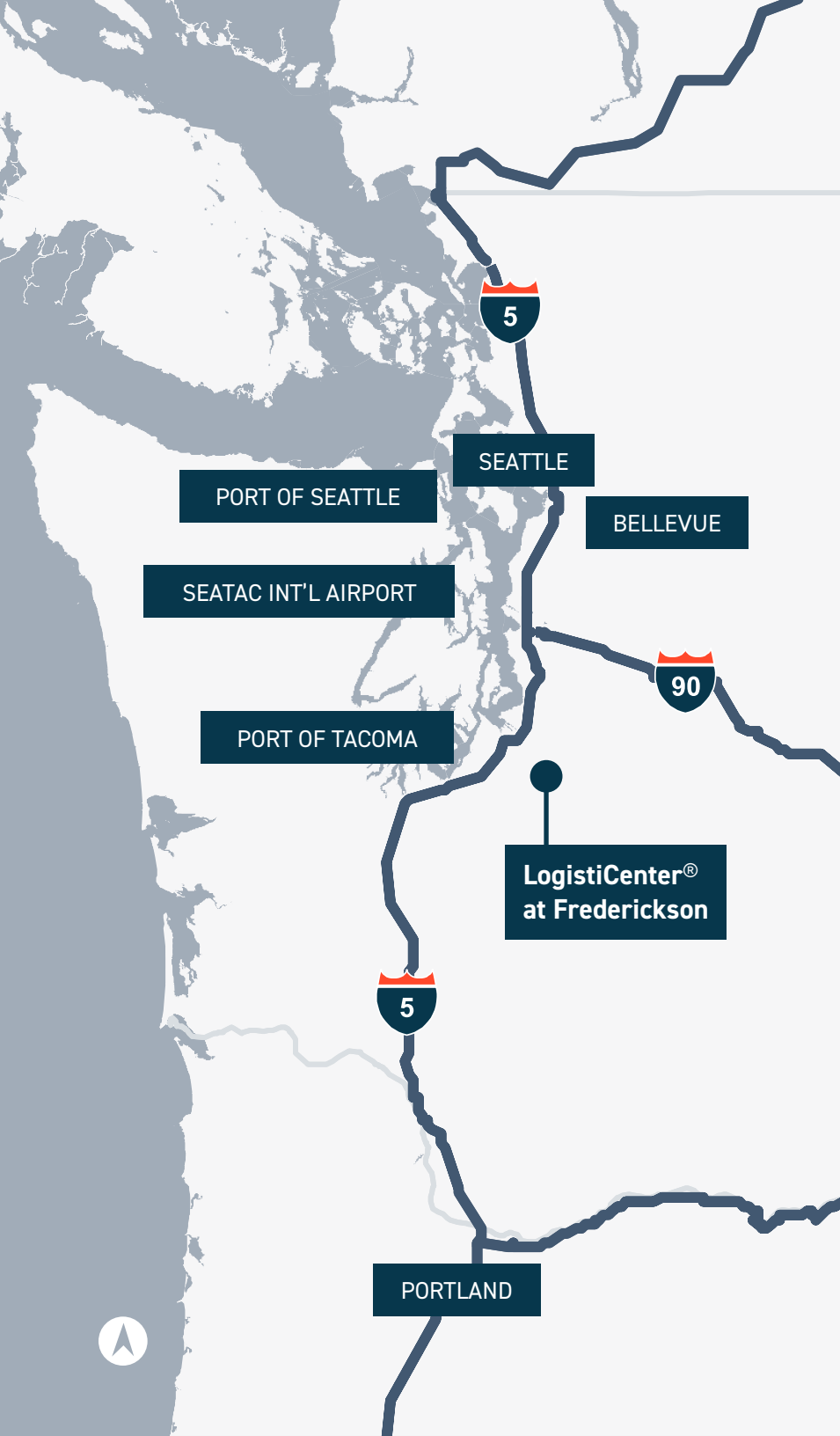
Site Size	40.86 AC
Car Parking	Ample
Trailer Lot	3+ AC

### Building A

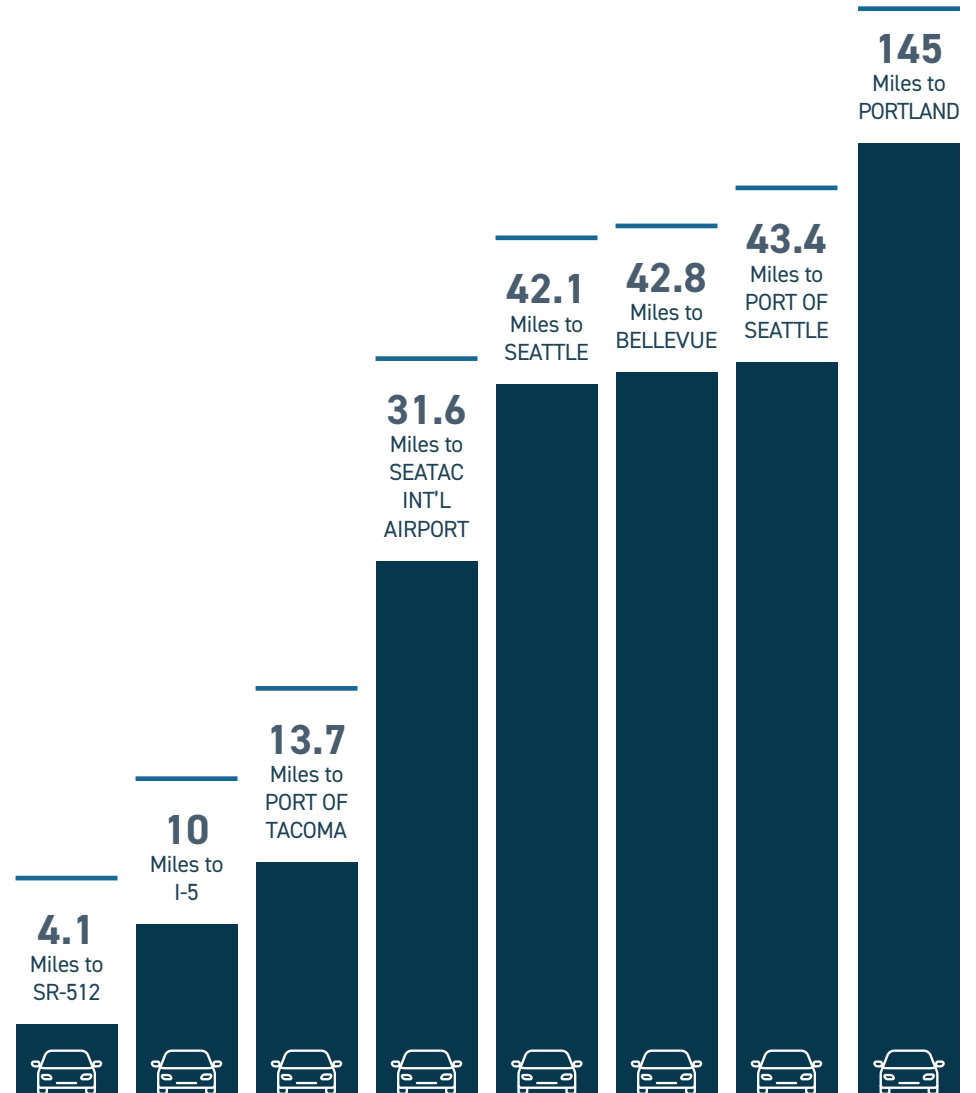
Total SF:	443,420 SF
Power:	4,000 Amps
Clear Height:	40'
Docks:	84
Drive-in:	4
Column:	50' x 52'
Truck Court:	130'
Fire Safety:	ESFR
Lighting:	20 FC
Slab:	8"
Roof:	60mil TPO Fully Adhered

### Building B

Total SF:	91,728 SF
Power:	2,000 Amps
Clear Height:	32'
Docks:	22
Drive-in:	2
Column:	52' x 60'
Truck Court:	135'
Fire Safety:	ESFR
Lighting:	20 FC
Slab:	6"
Roof:	60 mil TPO Fully Adhered



## Location & Drivetimes



# Corporate Neighbors

- |    |   |
|----|---|
| 1  | Niagara Bottling, LLC                         |
| 2  | World Distribution Services<br>Seattle Bldg 2 |
| 3  | LG  |
| 4  | Harbor Freight                                |
| 5  | Boeing  |
| 6  | Ace Hardware                                  |
| 7  | Holman Distribution                           |
| 8  | Best Buy                                      |
| 9  | Amazon  |
| 10 | Whirlpool                                     |
| 11 | Ashley Furniture                              |
| 12 | Sun Lee                                       |
| 13 | Old Castle Architectural                      |





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### About Dermody

Dermody is a privately-owned real estate investment, development and management firm that specializes in the acquisition and development of logistics real estate in strategic locations for e-commerce fulfillment centers, third-party logistics and distribution customers. Founded in 1960, Dermody has invested more than \$10 billion of total capital across all platforms nationwide, having acquired and developed approximately 110 million square feet of logistics and industrial facilities. In addition to its corporate office in Reno, Nevada, it has regional offices in Atlanta, Chicago, Dallas, Indianapolis, New Jersey, Northern California, Phoenix, Seattle and Southern California. For more information, visit [www.Dermody.com](http://www.Dermody.com).

### About the LogistiCenter® Brand

LogistiCenter® is a national trademark brand, owned and developed by Dermody. It represents the firm's business philosophy of developing Class A distribution facilities that meet the supply-chain requirements of the most innovative companies. All LogistiCenter® facilities are designed to meet best practices in sustainable design and construction, and incorporate building features, such as additional clear height and extra trailer and car parking, that enable companies to execute their operations more effectively and efficiently.

### About Broker

CBRE Group, Inc. (NYSE:CBRE), a Fortune 500 and S&P 500 company headquartered in Dallas, is the world's largest commercial real estate services and investment firm (based on 2024 revenue). The company has more than 140,000 employees (including Turner & Townsend employees) serving clients in more than 100 countries. CBRE serves a diverse range of clients with an integrated suite of services, including facilities, transaction and project management; property management; investment management; appraisal and valuation; property leasing; strategic consulting; property sales; mortgage services and development services. Please visit our website at [www.cbre.com](http://www.cbre.com).

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