

# CANYON ROAD COMMERCE CENTER

5103 & 5223 136th St E | Frederickson, WA

[CanyonRoadCommerceCenter.com](http://CanyonRoadCommerceCenter.com)

5103

TWO BUILDINGS FOR LEASE

±112,957 SF | ±161,733 SF

±274,690 SF TOTAL

**NEWMARK**

Trammell Crow Company

**CBRE** Investment  
Management

## PROPERTY HIGHLIGHTS



Demising Options Available Down to 40,000 SF



Signalized Intersection at Canyon Road East & 136th East



Each Building Can Be Fully Secured



10 Dock Levelers Installed in Both Buildings



30 FC LED Installed in Both Buildings



Zoning: Employment Corridor (ECOR)

**275K SF Combined Area**



**WEST BUILDING**



CLICK TO VIEW VIRTUAL TOUR

<b>Total SF</b>	112,957 SF
<b>Spec Office SF</b>	4,895 SF Available Now
<b>Clear Height</b>	32'
<b>Loading Dock &amp; Grade</b>	21 Dock, 2 Grade
<b>Sprinklers</b>	ESFR
<b>Column Spacing</b>	50' x 52'
<b>Speed Bay</b>	60'
<b>Truck Court</b>	130'
<b>Auto Parking</b>	65

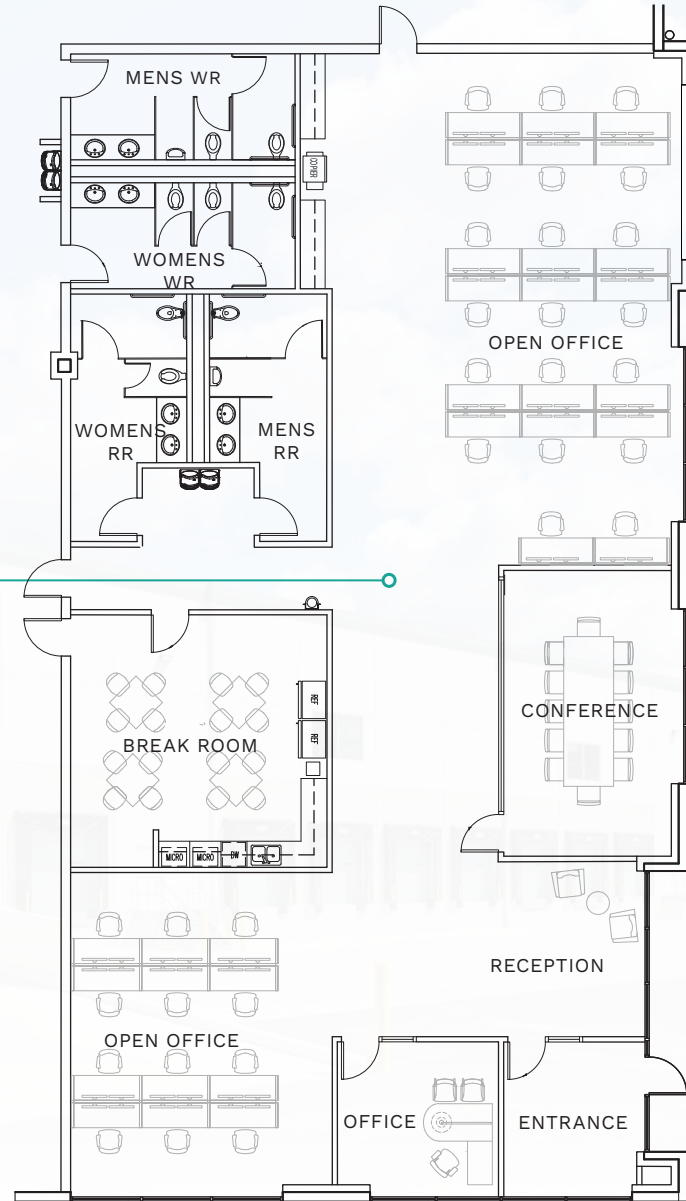
**EAST BUILDING**



CLICK TO VIEW VIRTUAL TOUR

<b>Total SF</b>	161,733 SF
<b>Spec Office SF</b>	4,610 SF Available Now
<b>Clear Height</b>	36'
<b>Loading Dock &amp; Grade</b>	21 Dock, 2 Grade
<b>Sprinklers</b>	ESFR
<b>Column Spacing</b>	50' x 52'
<b>Speed Bay</b>	60'
<b>Truck Court</b>	130'
<b>Auto Parking</b>	93

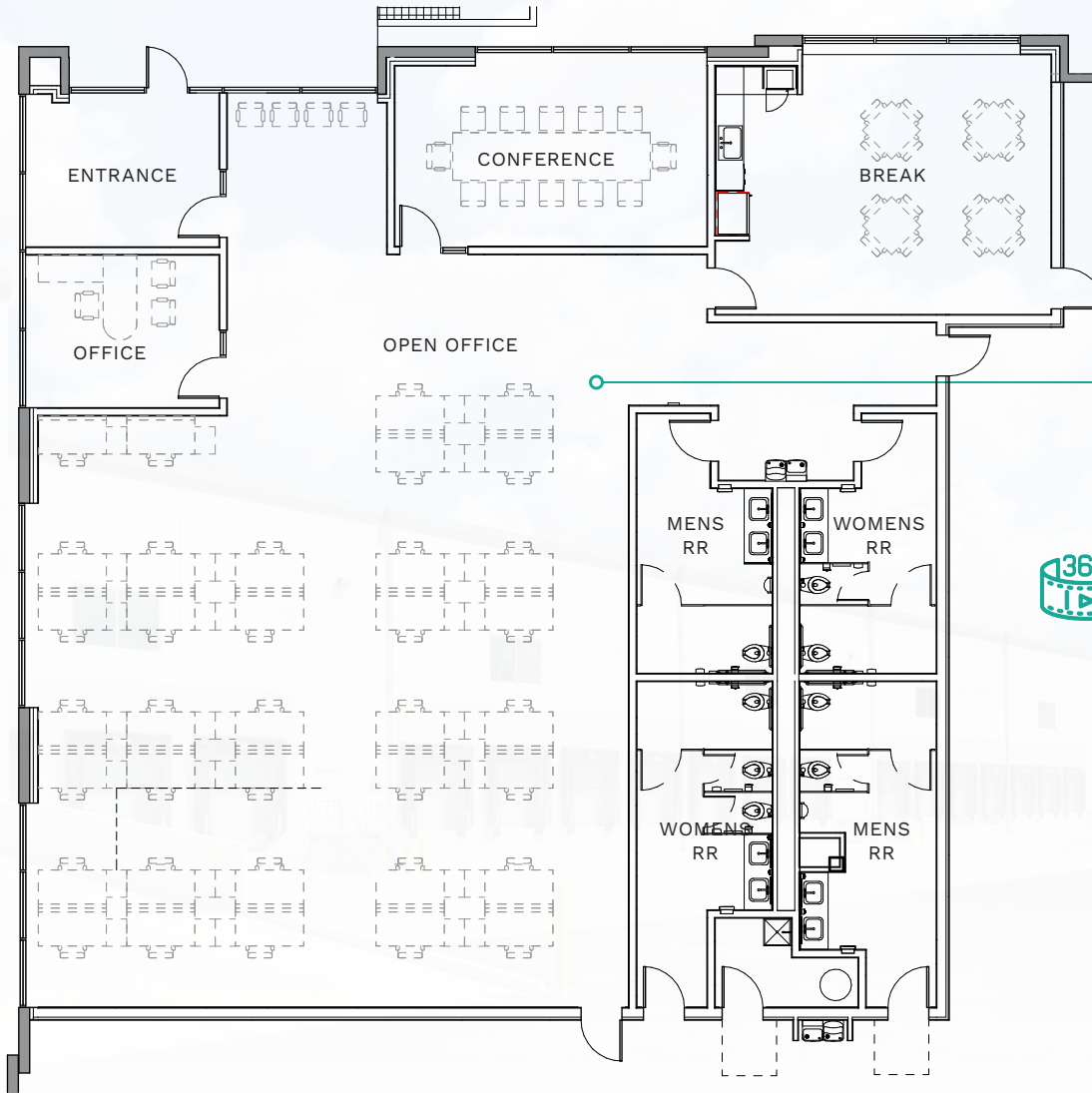




**CLICK TO VIEW  
VIRTUAL TOUR**

**SPEC OFFICE PLAN**

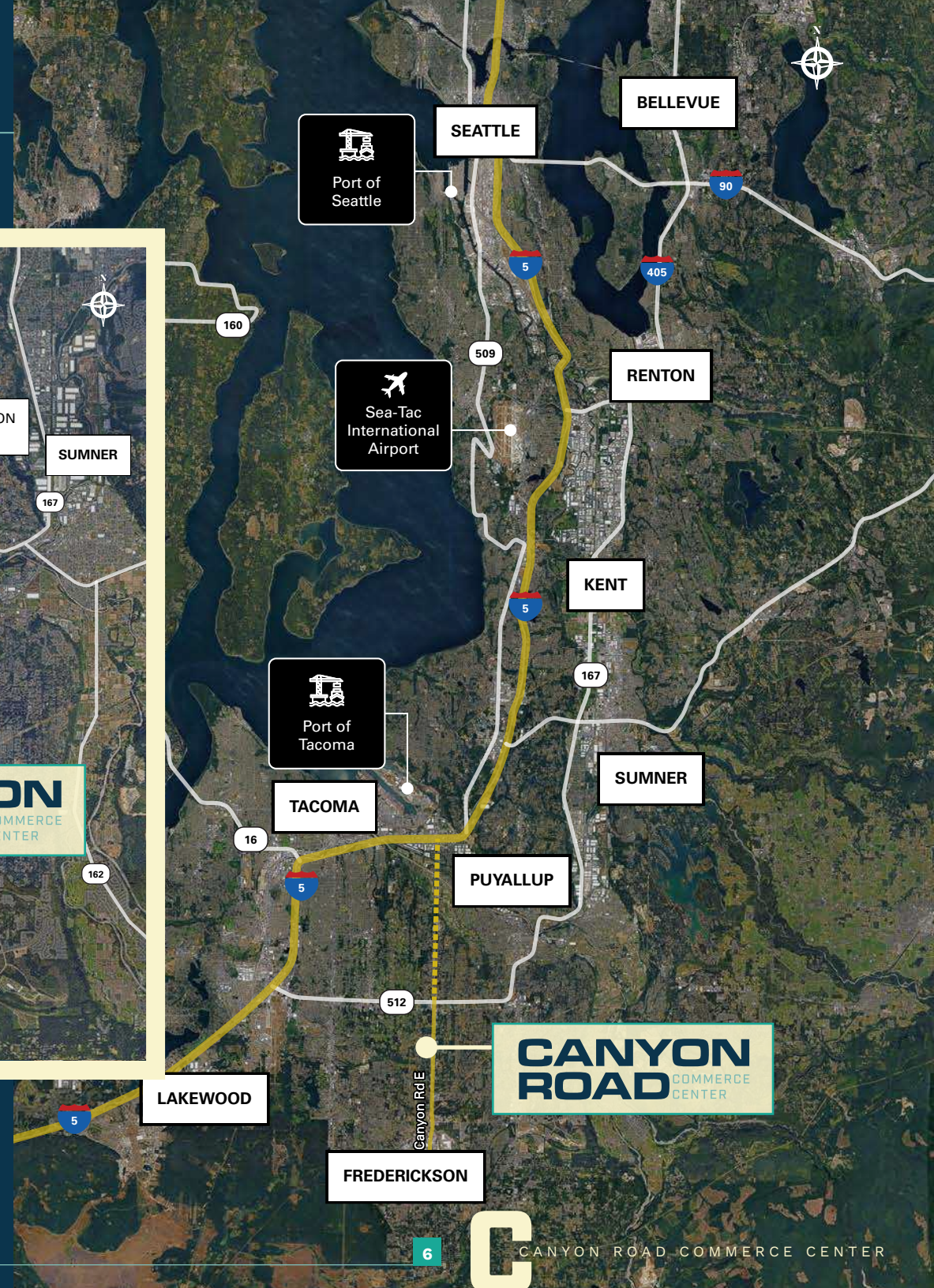
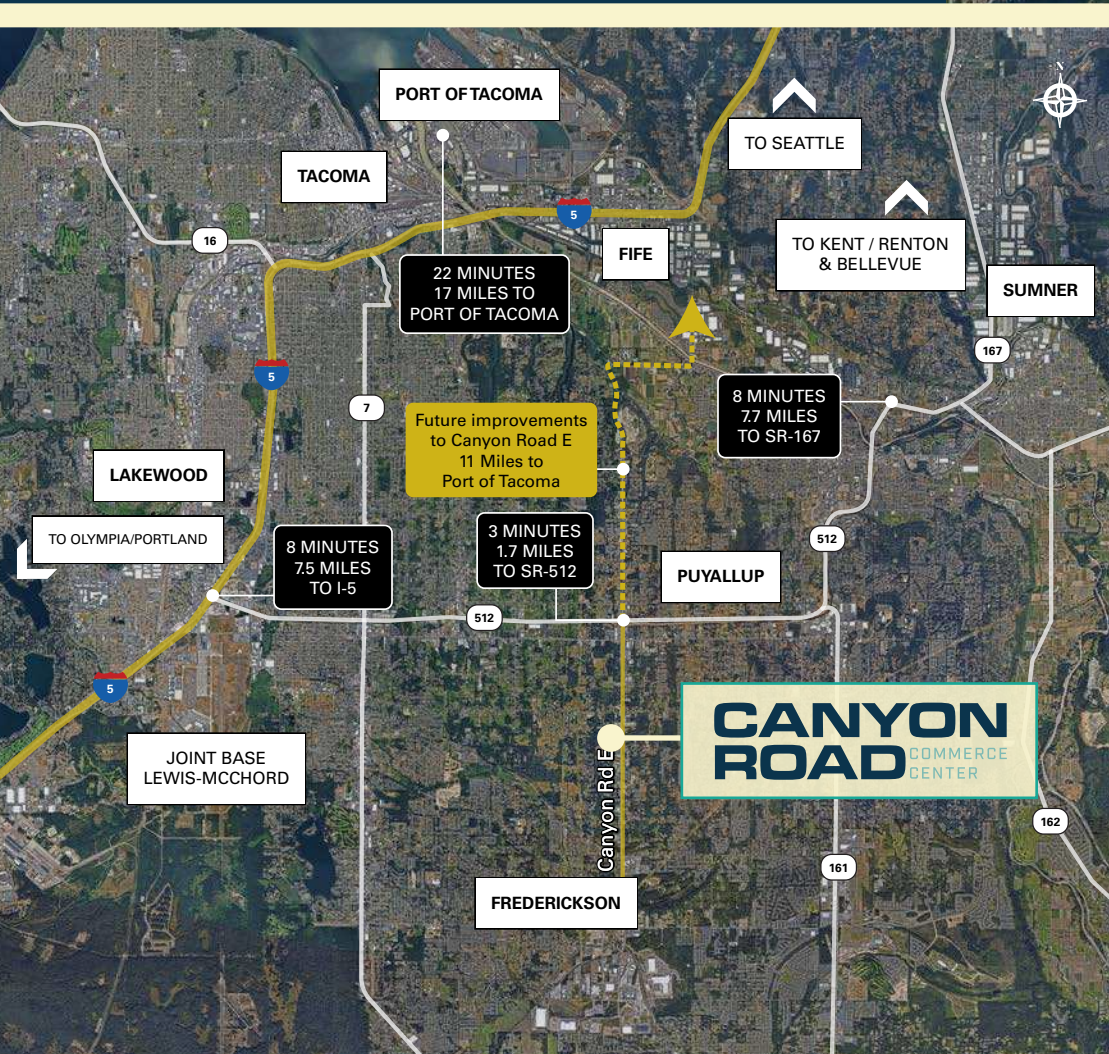


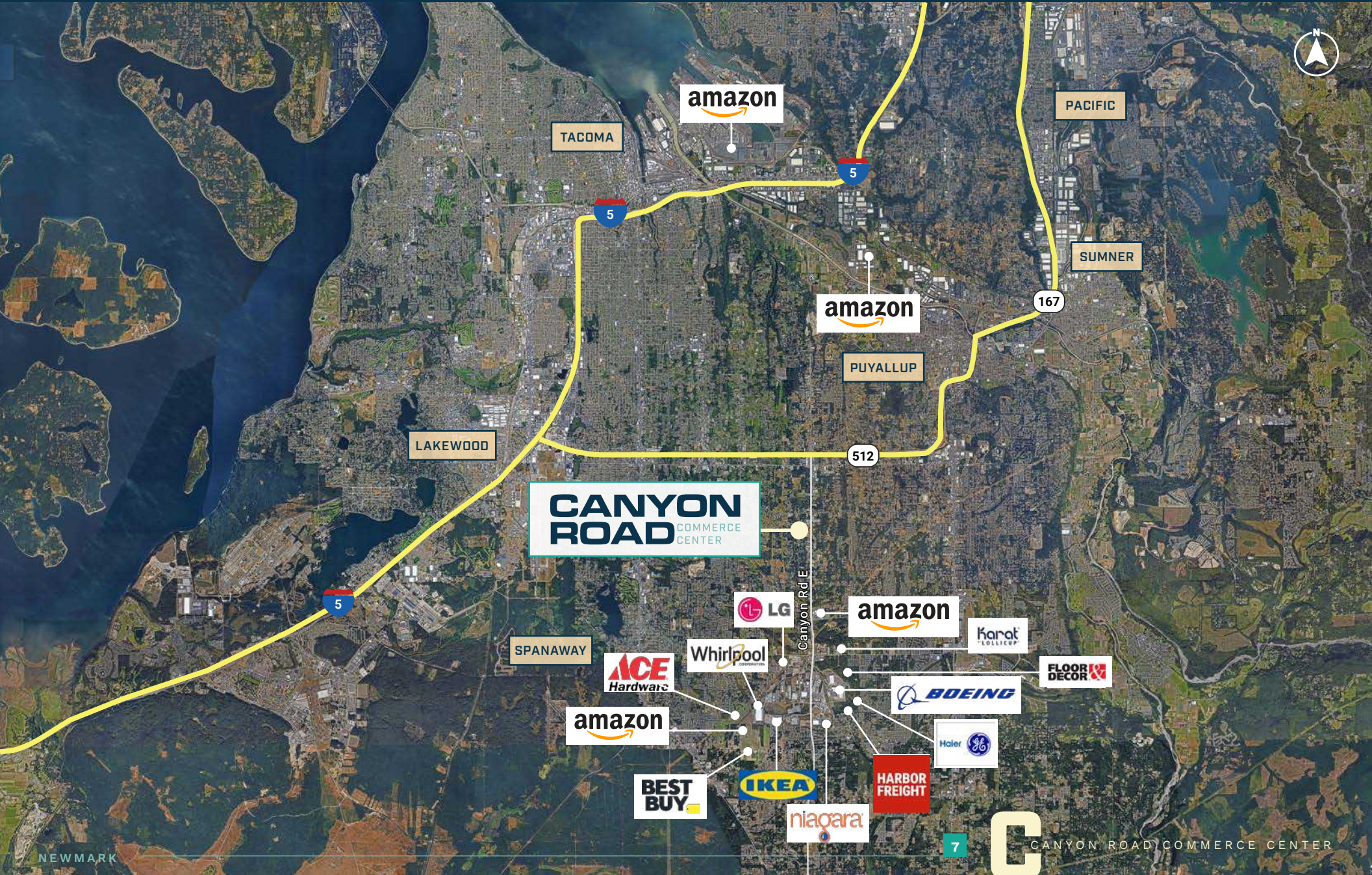


CLICK TO VIEW  
**VIRTUAL TOUR**

**SPEC OFFICE PLAN**







**CANYON ROAD**  
COMMERCE CENTER

amazon

amazon

amazon

amazon

ACE  
Hardware

BEST BUY

IKEA

niagara

Whirlpool

LG

BOEING

Haier

GE

HARBOR FREIGHT

Karat  
LOLLIPOP

FLOOR DECOR

PACIFIC

SUMNER

512

167

5

5

5

**DISTANCE TO  
FROM FREDERICKSON, WA**



**HWY 512**

2 Miles

**I-5**

8 Miles

**HWY 167**

8 Miles



**PORT OF TACOMA**

17 Miles



**SEA-TAC INTERNATIONAL AIRPORT**

37 Miles



**PORT OF SEATTLE**

44 Miles



**SEATTLE**

45 Miles



**PORTLAND, OR**

141 Miles

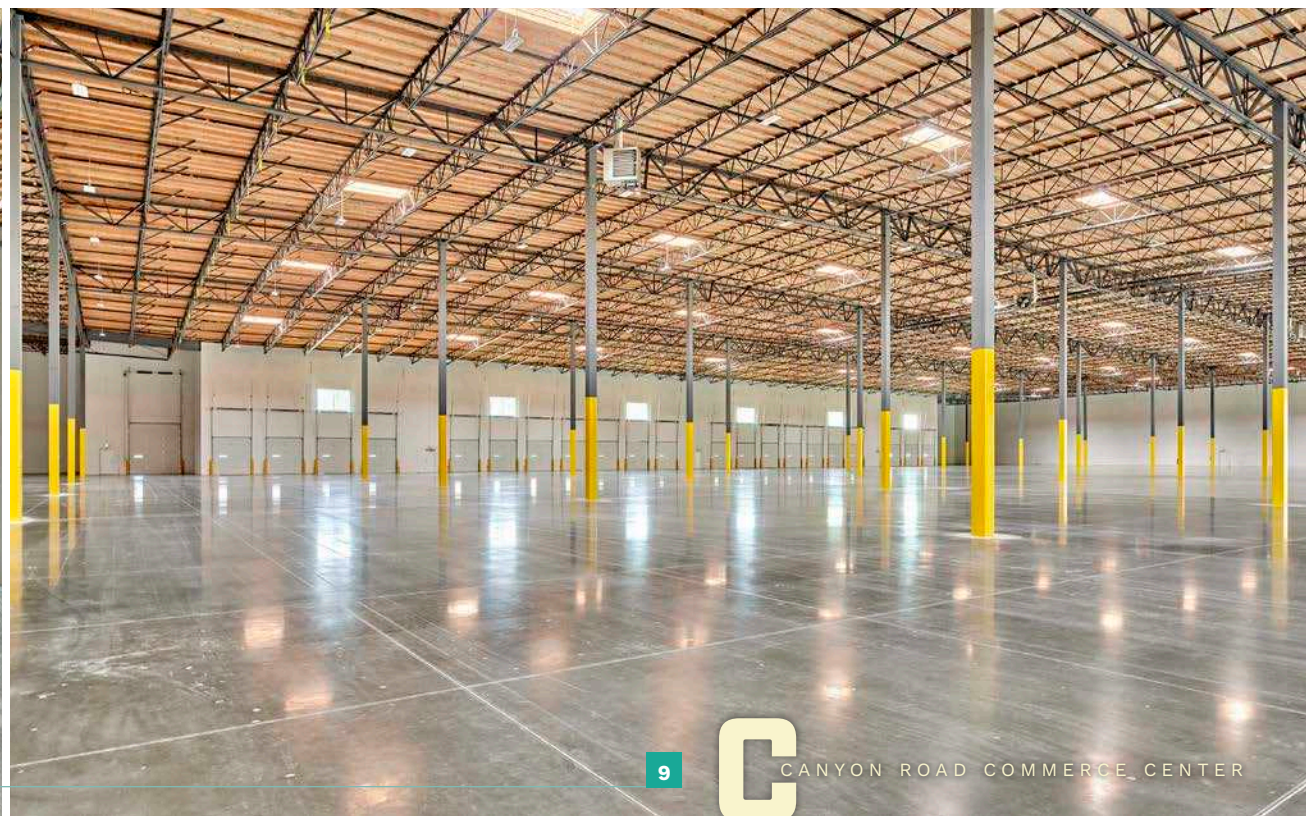
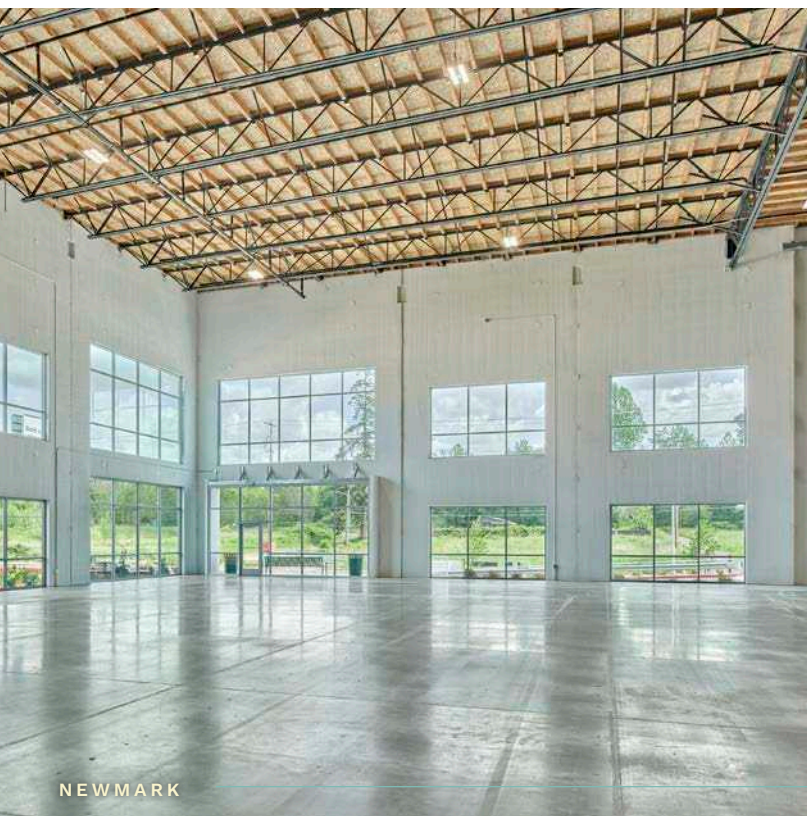


**BOISE, ID**

511 Miles



**CANYON**  
**ROAD** COMMERCE  
CENTER



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