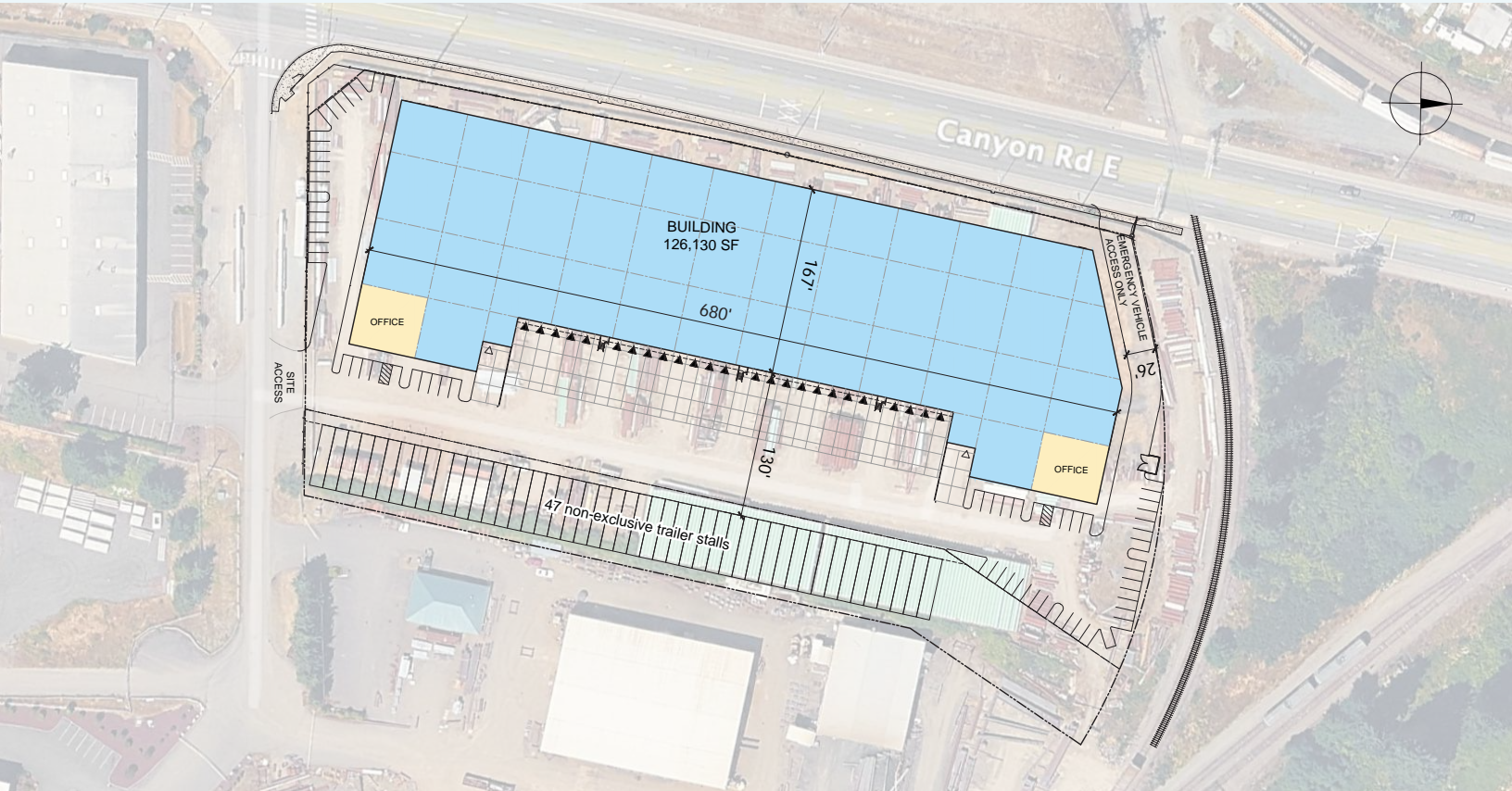


# CANYON ROAD INDUSTRIAL CENTER

5501 184TH ST E | FREDERICKSON, WA 98375



## NEW CONSTRUCTION FOR SALE OR LEASE



### SALE & LEASE INFORMATION

Available Size:	126,130 SF
Office Size:	BTS
Loading:	2 GL & 25 DH
Clear Height:	36'
Power:	1,600 Amps
Sale Price:	Call Broker
Lease Rate:	Call Broker
Trailer Stalls:	47 stalls - non-exclusive (call broker for details)

SEPA Anticipated Q1'26  
Expected Shell Delivery Q1 '27



**JOEL JONES**  
253.219.9914  
jjones@neilwalter.com

**SCOTT PRICE**  
253.279.3710  
sprice@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.



# CANYON ROAD INDUSTRIAL CENTER

5501 184TH ST E | FREDERICKSON, WA 98375



AERIAL



**JOEL JONES**  
253.219.9914  
jjones@neilwalter.com

**SCOTT PRICE**  
253.279.3710  
sprice@neilwalter.com

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