



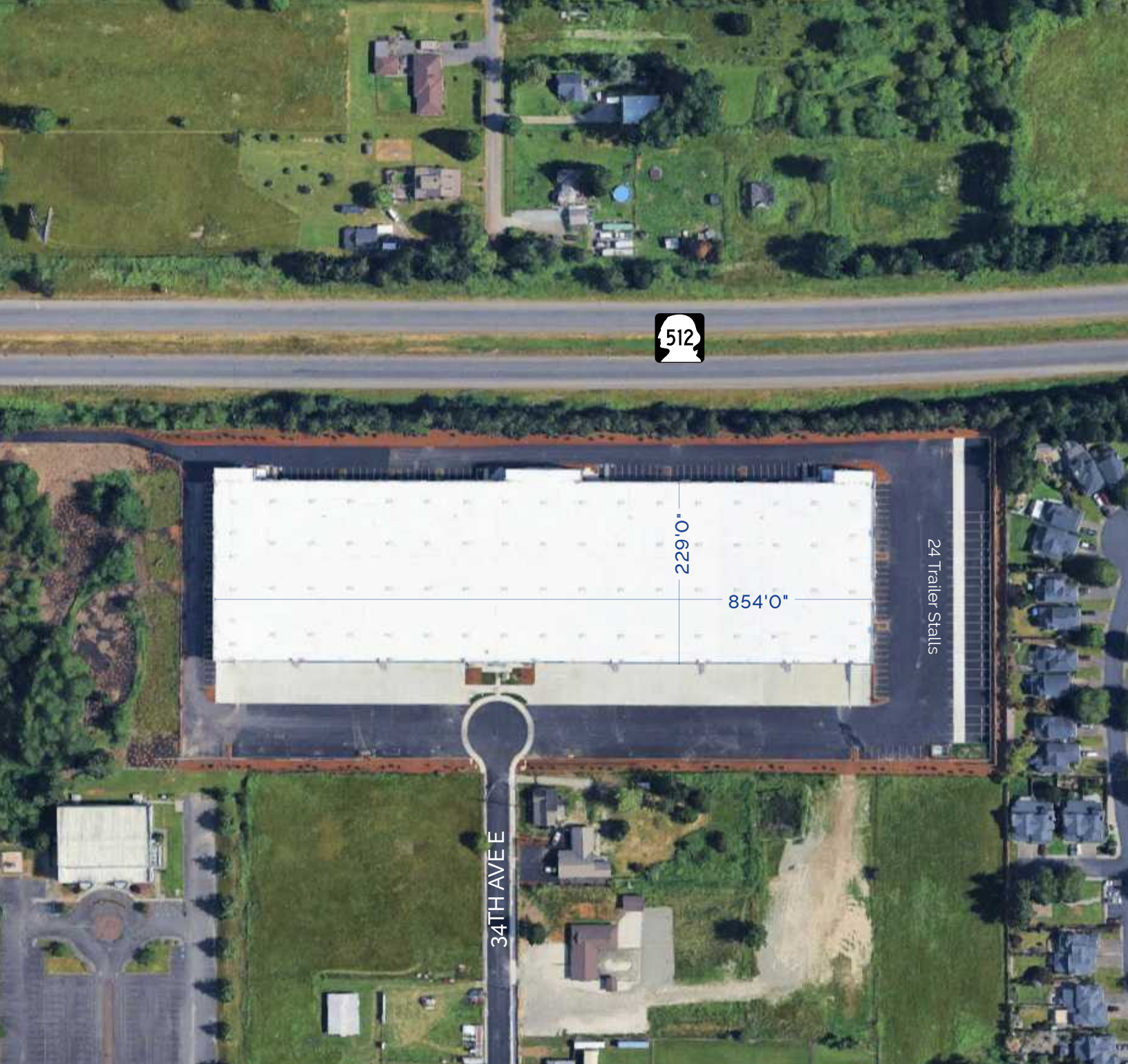
BRIDGE POINT
TACOMA 210

10922 34TH AVE E | TACOMA, WA

STRATEGIC.
ACCESSIBLE.
EFFICIENT.

Introducing one of the Puget Sound's newest Class A industrial facilities for lease in the South Tacoma submarket.





13.82 AC

SITE
AREA



205,390 SF

BUILDING
AREA



130

PARKING
STALLS



24

TRAILER
STALLS



50

DOCK
POSITIONS



52 X 52.4

COLUMN
SPACING



36'

CLEAR
HEIGHT

POTENTIAL BUILDING DIVISION


SUITE 100

 48,106 SF
TOTAL AREA

 BTS
OFFICE AREA

 13 DOORS
DOCK-HIGH

 1 DOOR
GRADE-LEVEL

 36'
CLEAR HEIGHT


 52'x52.4'
COLUMN SPACING

SUITE 110

 47,037 SF
TOTAL AREA

 BTS
OFFICE AREA

 8 DOORS
DOCK-HIGH

 36'
CLEAR HEIGHT


 52'x52.4'
COLUMN SPACING

SUITE 120

 47,477 SF
TOTAL AREA

 BTS
OFFICE AREA

 13 DOORS
DOCK-HIGH

 36'
CLEAR HEIGHT

 52'x52.4'
COLUMN SPACING


SUITE 130

 62,807 SF
TOTAL AREA

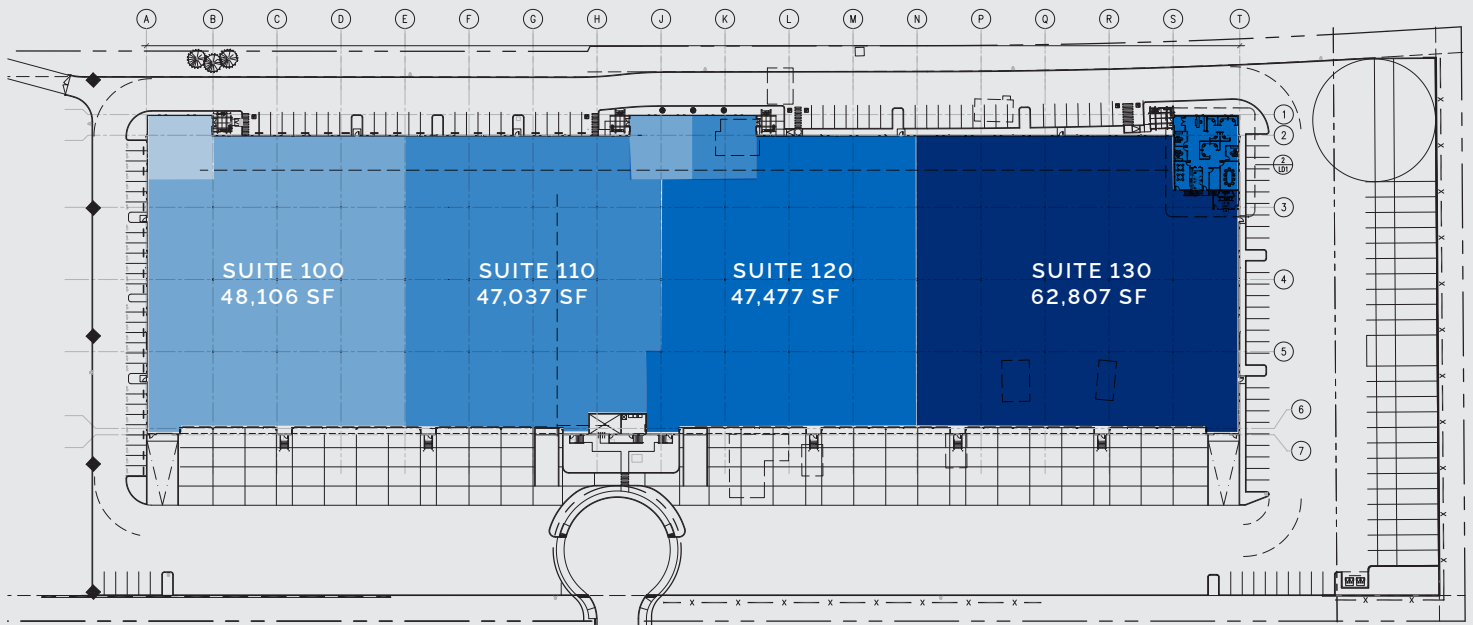
 3,315 SF
OFFICE AREA

 16 DOORS
DOCK-HIGH

 1 DOOR
GRADE-LEVEL

 36'
CLEAR HEIGHT

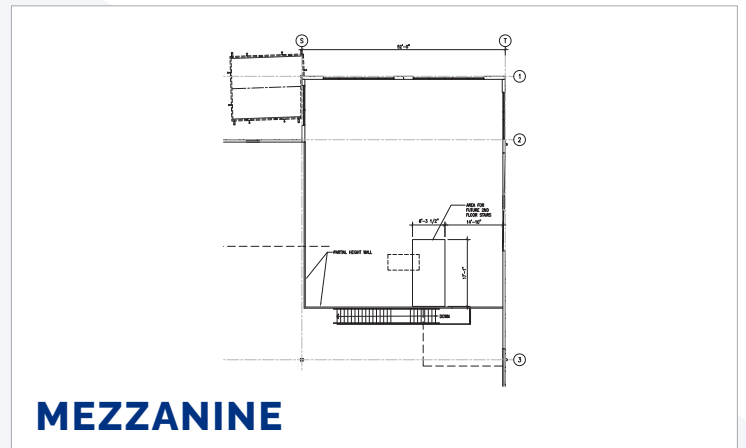
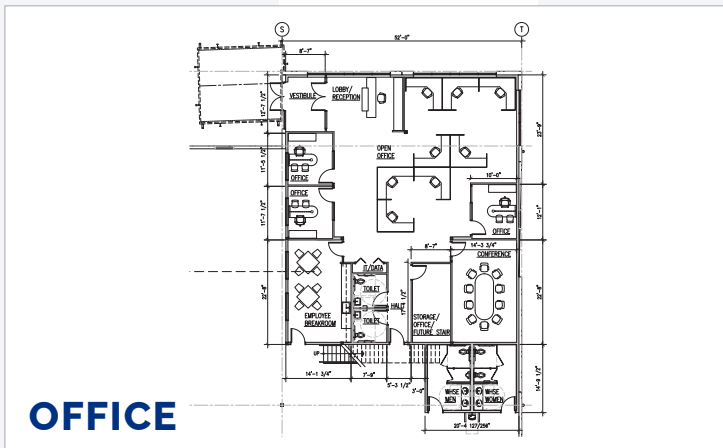
 52'x52.4'
COLUMN SPACING



▼ DOCK HIGH DOOR ● GRADE LEVEL DOOR

PROPERTY FEATURES

- 13.82 AC site area
- 205,390 SF building area
- 50 DH / 2 GL
- 36' clear height
- 52'0" x 52'4" column spacing
- LED lighting throughout
- ESFR sprinklers
- SR-512 exposure
- 7" reinforced slab
- 130' truck court
- Zoned ECOR
- Divisible to ±50,000 SF
- 3,315 SF office, expandable
- 2,966 SF mezzanine
- 130 parking stalls
- 24 trailer stalls

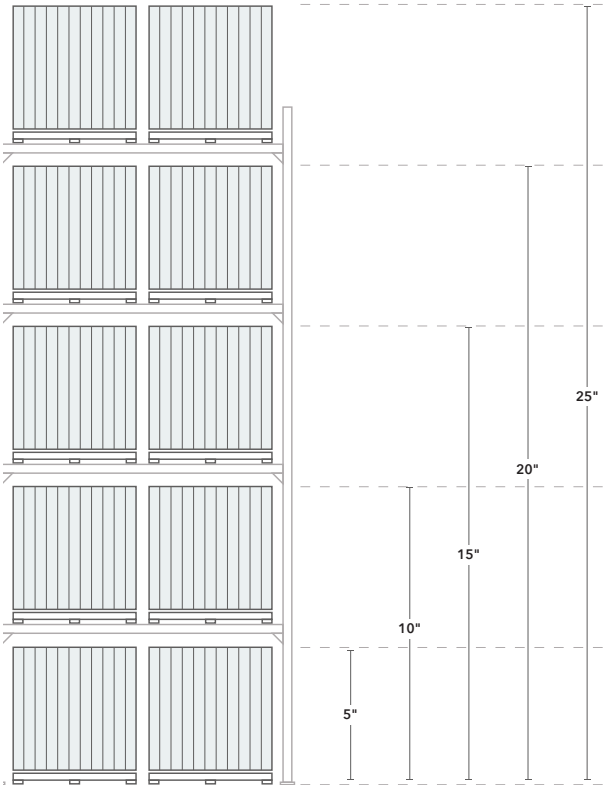


CUBE SPACE

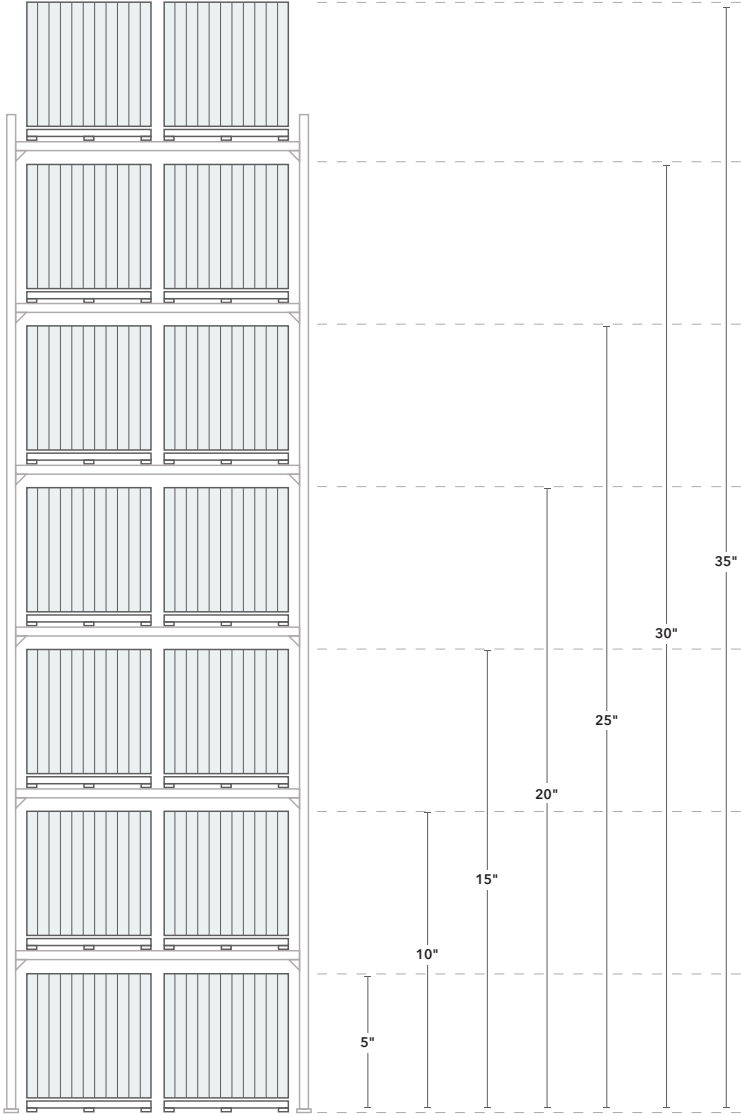
	24' CLEAR HEIGHT	36' CLEAR HEIGHT
Square Feet	93,000	62,000
Cubic Feet	2,232,000	2,232,000

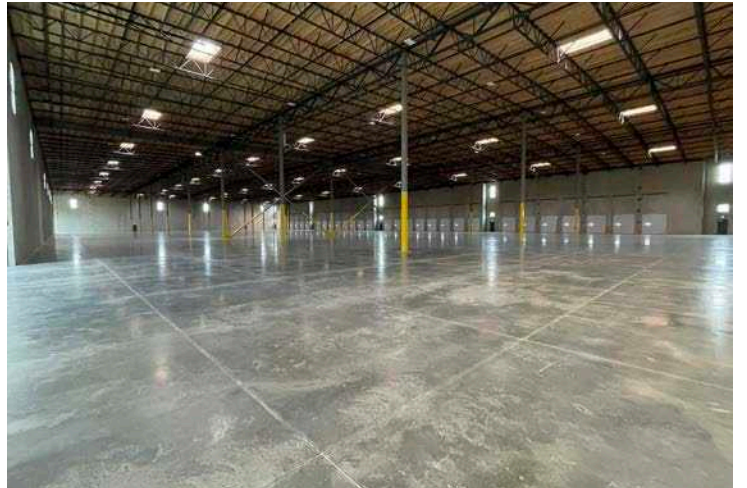
33.33% Reduction in Total Footprint

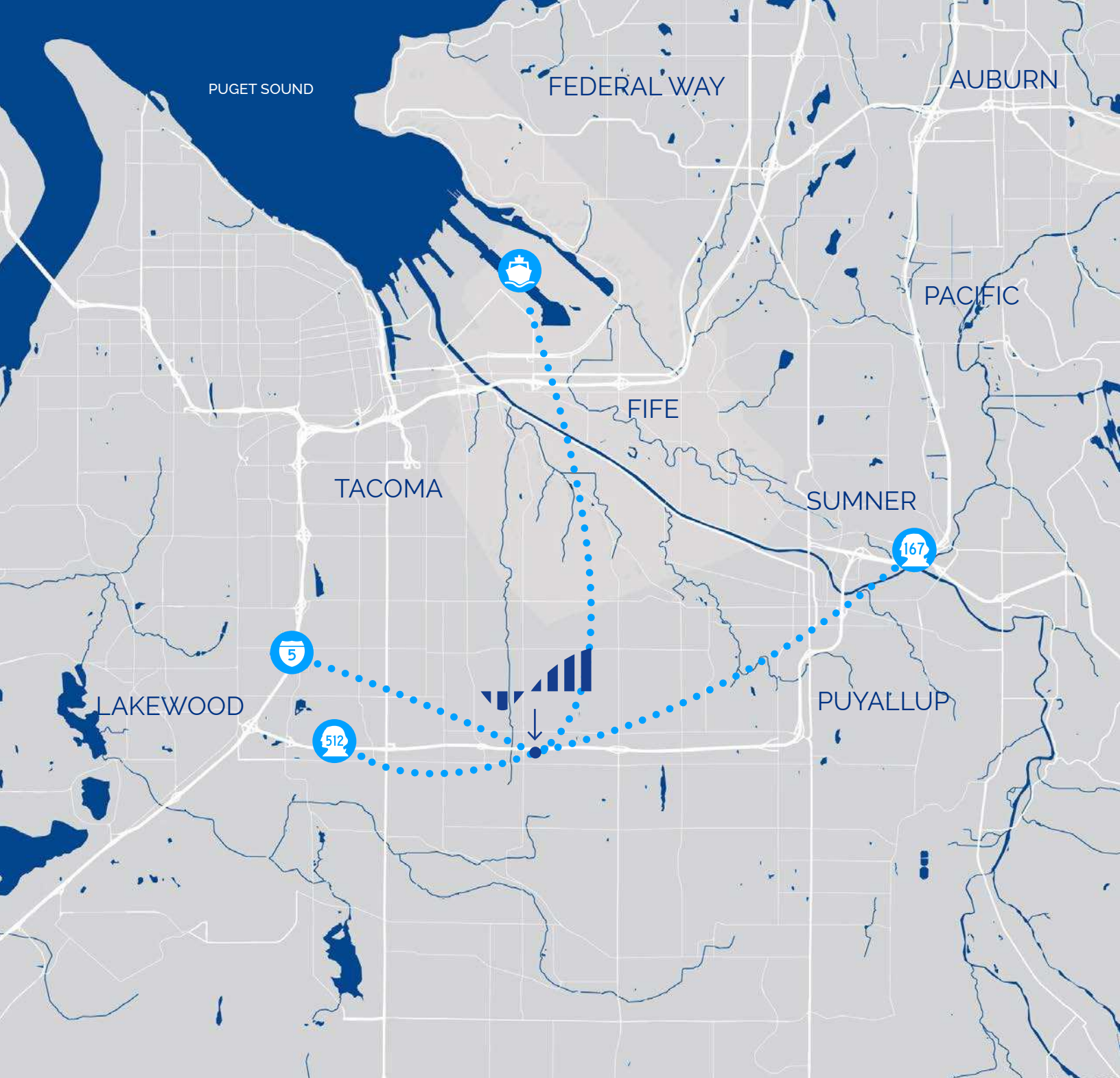
TYPICAL KENT VALLEY 24' CLEAR WAREHOUSE



BP 210 TACOMA 36' CLEAR WAREHOUSE







TO PORT OF TACOMA

9 miles

TO I-5

5 miles

TO SR-167

8 miles

TO SR-512A

1 mile

PIERCE COUNTY ECONOMIC DEVELOPMENT INCENTIVES

WA State Department of Revenue Warehouse Sales Tax Exemption - 50% exemption from states portion (6.5%) of retail sales or use tax paid on purchases and installation of material-handling and racking equipment. Tacoma Public Utilities - Incentives to reduce operating costs of energy-efficient improvements. City of Tacoma B&O Tax Credit for new job creation.



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Bridge Industrial, a privately-owned, vertically integrated real estate operating company and investment manager transforms complex real estate opportunities into irreplaceable industrial assets.

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73M+ SF *ACQUIRED & DEVELOPED SINCE 2000*

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As stewards of sustainability, resilience, and regeneration, our vision is to deliver exceptional value for our investors, employees, tenants, and communities through superior ESG performance.



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TERMS

Available on a new lease direct from the landlord.

FURTHER INFORMATION

For further information please contact the below agents:



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