

±451,000 SF WAREHOUSE
AVAILABLE FOR LEASE

Northwest Gateway

4175 PIONEER AVENUE, DUPONT, WA

CBRE

Site Features



451,151 SF
Shell



±6.5 ACRES
For Building Expansion or
Trailer Parking / Yard Area



TRUCK COURT
195', 100% Concrete



FULLY LIT AND SECURED
Automatic Gate Access



186 STRIPED
TRAILER STALLS



Building Features



451,151 SF
Shell



15,601 SF TOTAL OFFICE
10,849 SF Main Office and
4,752 SF Shipping Office



34 DOCK DOORS,
1 Drive-In Door-Ability To Add
up to 18 Docks on West Side



CLEAR HEIGHT
30'



COLUMN SPACING
52' x 50' With
65' Speed Bay



FULL DOCK PACKAGES
On Each Door



Corporate Neighbors



Northwest Gateway

FedEx

DANIA
FURNITURE CO.

regalo

HARBOR
FOODSERVICE

ULINE

Target
MEDLINE

amazon

DUPONT
Kimberly-Clark

South Bay

WHOLE
FOODS
MARKET

WestRock

FASTENAL

Sealy

TRADER JOE'S

SOLO

Billy Frank Jr. Nisqually
National
Wildlife...

DUPONT

THE HOME
DEPOT

Tanglewilde-Thompson
Place

LACEY

Union Mill

Nisqually
Indian
Community



West Coast Connectivity

PORT OF TACOMA
33 MINUTES

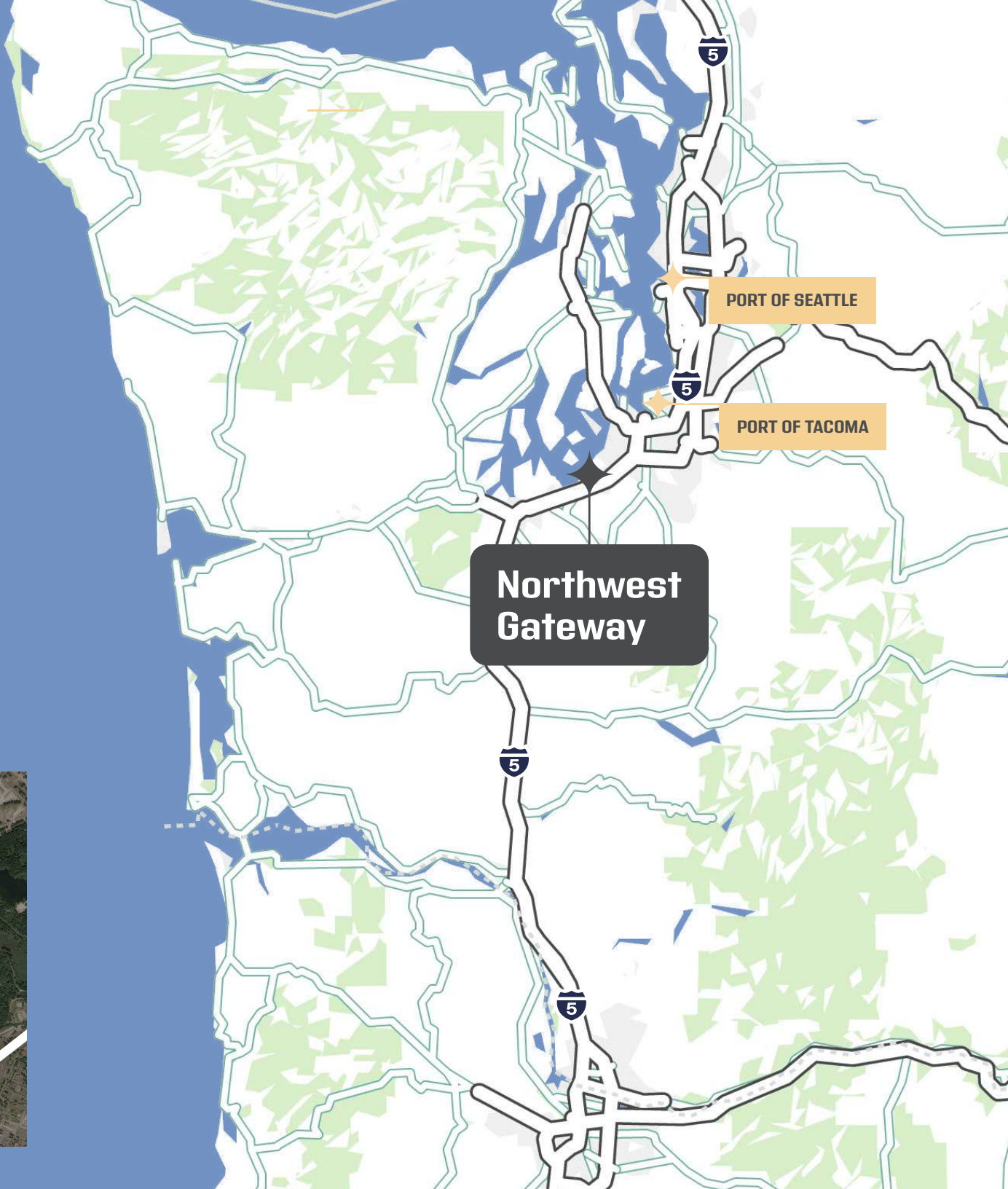
PORT OF SEATTLE
60 MINUTES

PORTLAND, OR
2 HOURS | 15 MINUTES

SACRAMENTO
11 HOURS | 35 MINUTES

BAY AREA
12 HOURS | 15 MINUTES

PORT OF OAKLAND
12 HOURS | 20 MINUTES



Northwest Gateway

4175 PIONEER AVENUE, DUPONT, WA

FOR MORE INFORMATION, CONTACT

ANDREW HITCHCOCK

+1 206 790 2211

andrew.hitchcock@cbre.com

ANDREW STARK

+1 206 310 9044

andrew.stark@cbre.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE