

FIFE COMMERCE CENTER

FOR LEASE: 255,070 SF

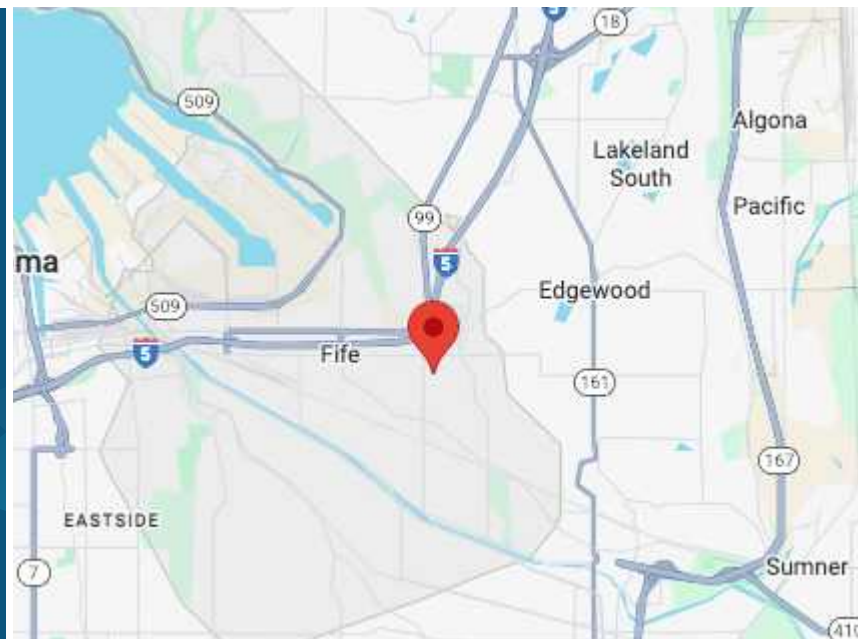
2511 70TH AVE E, BLDG B | FIFE, WA

PORT OF TACOMA/FIFE WAREHOUSE WITH GREAT I-5 ACCESS



LEASE INFO

- 255,070 SF Available with 4,867 SF Office (Includes separate shipping office of 598 SF)
- Lease Rate: Call broker for rates
- \$0.21/SF NNN
- 48 trailer parking spaces
- 93 auto parking spaces
- 72 DH doors with 19 pit levelers
- 2 GL doors (12'x14')
- 30' clear height from first column line
- ESFR sprinklers
- 800 amps 277/480 volt electrical service
- Available with 60 days' notice



BRUCE VALENTINE
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bvalentine@neilwalter.com

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PROPERTY FEATURES:



Ideal location in the heart of Fife's industrial area



Immediate access to I-5, SR-167 and Port of Tacoma



Cross-loaded configuration



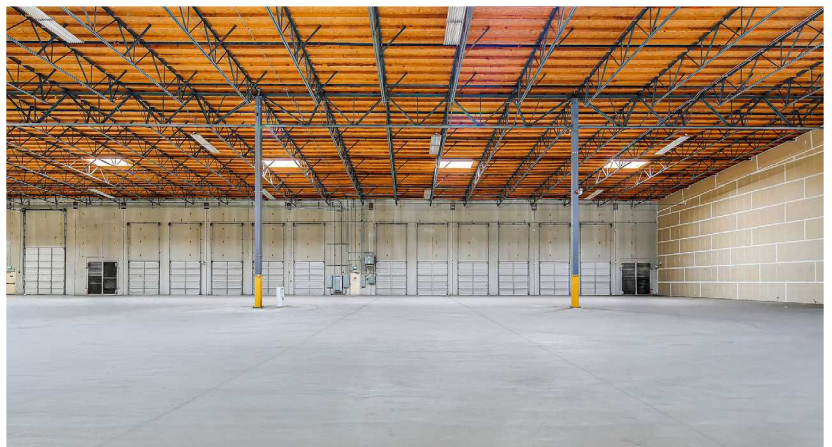
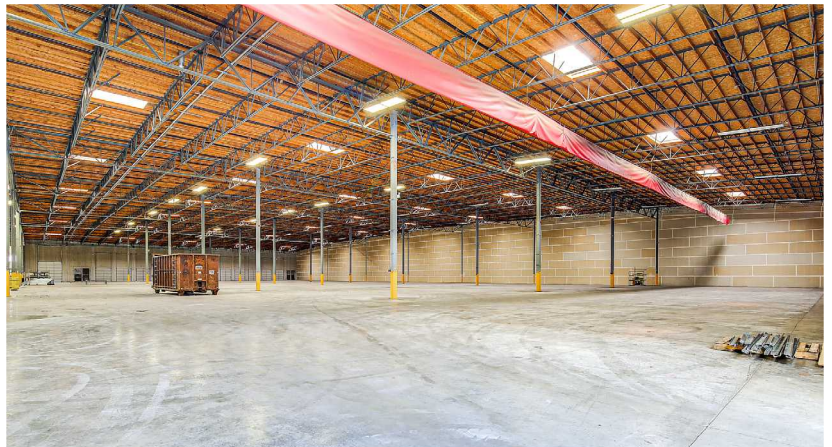
Concrete truck aprons



Mixed dock equipment



Fitted for Air Exchangers if desired



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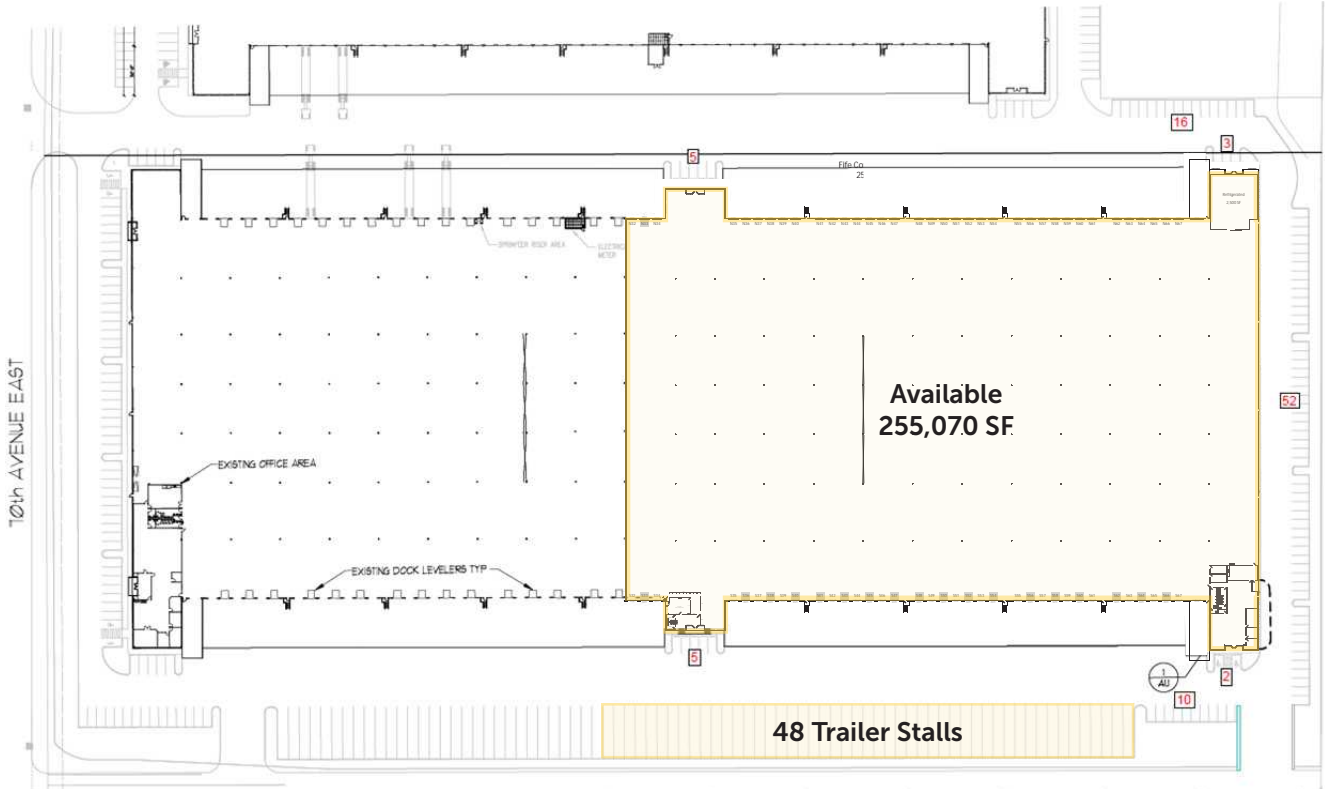
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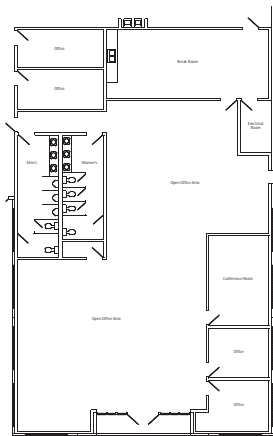
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4,867 SF Office



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