

4204 S Burlington Way  
Tacoma, WA 98409

LEASED BY:



# Kurv Tacoma Seattle



Q3 2026

Availability

±160 AC

Site Area

±2.5M SF

Building Area

[KURVINDUSTRIAL.COM](http://KURVINDUSTRIAL.COM)

## BUILDING OVERVIEW

### ADDRESS

4204 S Burlington Way  
Tacoma, WA 98409

### SITE AREA

±160 AC

### BUILDING AREA

±2.5M SF

### PARKING SPACES

1,246

### DOOR POSITIONS

486DH / 14GL

### TRAILER PARKING

877

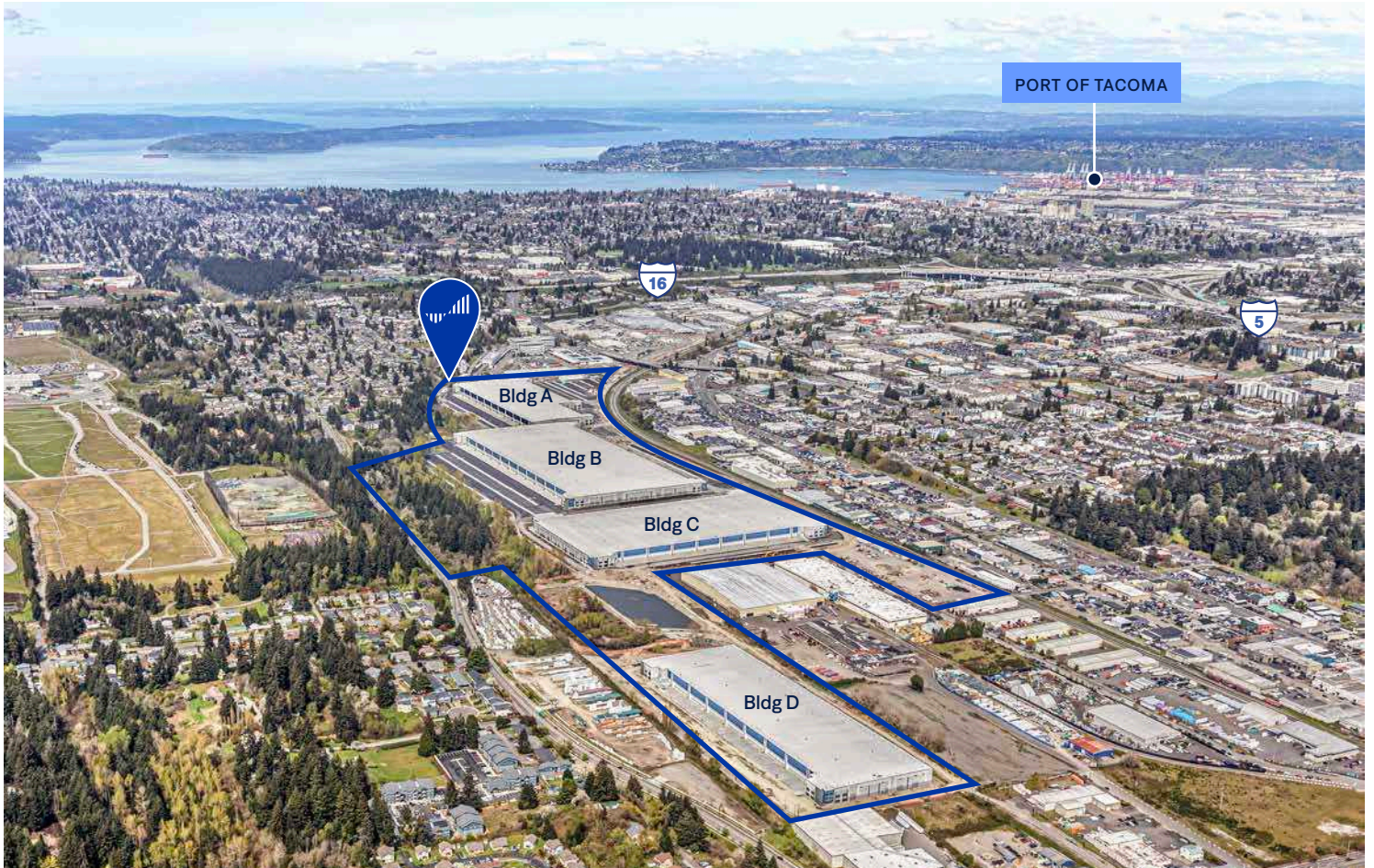
[Virtual Tour](#)

[Zoning Code](#)

[Zoning Map](#)



# BUILDING SPECS



## BUILDING A

3810 S Burlington Way

520,039  
BUILDING SF

6,298  
OFFICE SF

125DH / 4GL  
DH/GL DOORS

±228  
TRAILER SPACES

±223  
CAR SPACES

40'  
CLEAR HEIGHT

3,000  
AMPS

## BUILDING B

4204 S Burlington Way

960,718  
BUILDING SF

6,319  
OFFICE SF

184DH / 4GL  
DH/GL DOORS

±396  
TRAILER SPACES

±422  
CAR SPACES

40'  
CLEAR HEIGHT

4,000  
AMPS

## BUILDING C

4708 S Burlington Way

665,015  
BUILDING SF

6,247  
OFFICE SF

118DH / 4GL  
DH/GL DOORS

±221  
TRAILER SPACES

±409  
CAR SPACES

40'  
CLEAR HEIGHT

4,000  
AMPS

## BUILDING D

5024 S Madison St

335,293  
BUILDING SF

6,491  
OFFICE SF

60DH / 2GL  
DH/GL DOORS

±32  
TRAILER SPACES

±192  
CAR SPACES

40'  
CLEAR HEIGHT

3,000  
AMPS

\*\*Additional power can be made available – contact brokers for more information.



# A Workforce Built For Industrial Scale

Pierce County, WA delivers one of the Pacific Northwest's deepest logistics and manufacturing labor pools with industry concentration that exceeds the national average

**38,748**

Total Workers In Warehousing, Logistics & Manufacturing

**2,127**

Net New Jobs Projected By 2030

**1,330**

Employer Establishments In The Region

## Top Industries by Employment

### Warehousing & Storage

9,269 (+606↑ by 2030)

### Couriers & Messengers

4,280 (+744↑ by 2030)

### Truck Transportation

4,167 (+152↑ by 2030)

### Transportation Support

3,075 (+252↑ by 2030)

### Transportation Equip. Mfg.

2,873 (+99↑ by 2030)

## Key Occupation & Wages

### Stockers & Order Fillers

\$41,024 median - 7,259 workers

### Heavy Truck Drivers

\$67,890 median - 6,357 workers

### Forklift/Industrial Truck Operators

\$53,642 median - 2,208 workers

### Logisticians

\$105,034 median - 1,102 workers

### Laborers & Freight Movers

\$43,954 median - 6,869 workers

### Light Truck Drivers

\$43,557 median - 3,569 workers

### Shipping, Receiving & Inventory Clerks

\$47,051 median - 2,306 workers

### Distribution & Storage Managers

\$133,915 median - 617 workers

Pierce County's warehousing and logistics sectors employ workers at more than twice the national average rate, reflecting a mature, established industry ecosystem.

Pierce County generates more than 23,100 hires annually across logistics and manufacturing - a continuously active talent pipeline ready to support operations from day one

Source: Lightcast Q1 2026 Data Set, May 2026. Pierce County, WA (FIPS 53053). Washington State Employment Security Department. Lightcast 2026.1 Employees Datarun.

## HEADQUARTERED IN THE PUGET SOUND



**2023 REVENUE** \$574,780,000,000  
**# OF EMPLOYEES** 1,525,000  
**WA EMPLOYEES** 87,000



**2023 REVENUE** \$212,000,000,000  
**# OF EMPLOYEES** 221,000  
**WA EMPLOYEES** 58,400



**2023 REVENUE** \$78,600,000,000  
**# OF EMPLOYEES** 67,000  
**WA EMPLOYEES** 7,600



**2023 REVENUE** \$29,500,000,000  
**# OF EMPLOYEES** 381,000  
**WA EMPLOYEES** 10,700

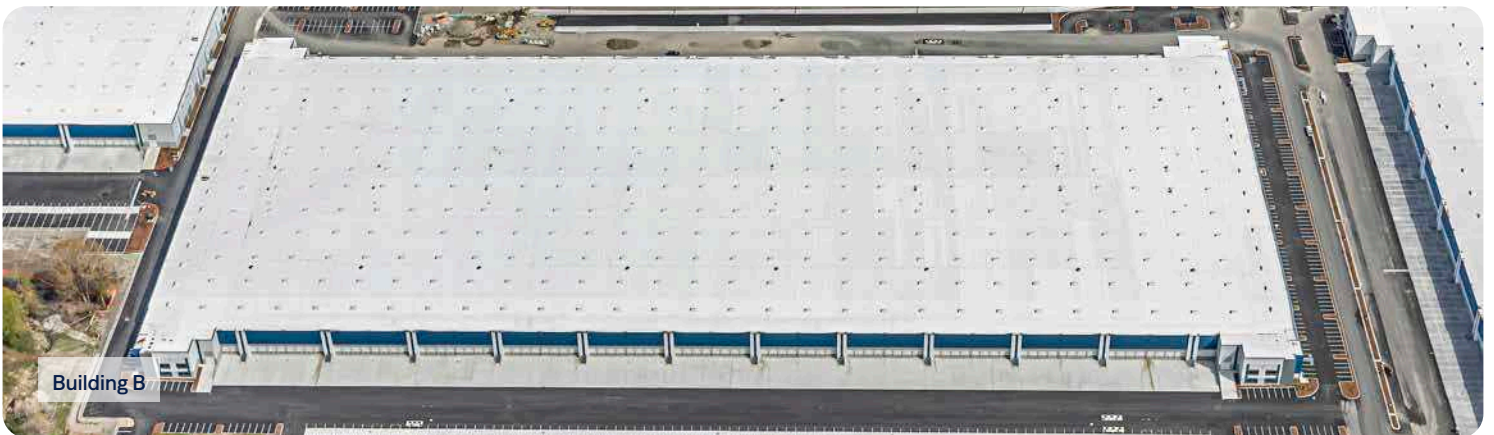


**2023 REVENUE** \$10,400,000,000  
**# OF EMPLOYEES** 26,043  
**WA EMPLOYEES** 10,874



**2023 REVENUE** \$242,000,000,000  
**# OF EMPLOYEES** 316,000  
**WA EMPLOYEES** 21,000

# PROPERTY PHOTOS



# PROPERTY PHOTOS





# 76M+ SF

Acquired & Developed  
since 2000

Kurv Industrial is a vertically integrated industrial real estate investment and operating platform. The firm acquires, develops, and operates institutional-quality assets in the high-barrier, supply-constrained markets of Chicago, Dallas, Los Angeles, Miami, New Jersey, and Seattle.

Grounded in a tradition of excellence and driven by a forward-looking vision, Kurv leverages local market insight, operational rigor, and disciplined execution to create value for investors, partners, and communities. Since its inception in 2000, Kurv has successfully acquired and developed over 76 million square feet of industrial facilities.

## Our Commitment to Sustainability

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.



### TERMS

Available on a new lease direct from the landlord.

### LEASING INFORMATION

Please contact listing agents below.



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