

INDUSTRIAL LAND FOR SALE

Frederickson Industrial Property

4417 192nd St E | Unincorporated Pierce County, WA 98446



18.67 Acres

Property Owned by Port of Tacoma, Exclusively Represented By:

NEIL WALTER COMPANY
SOUTH SOUND INDUSTRIAL GROUP

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PACIFIC RIM
REAL ESTATE GROUP

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PROPERTY OVERVIEW

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The 18.67 acre site is zoned Employment Center (EC), Pierce County's heaviest industrial zoning, and can accommodate major production or distribution facilities.

With its excellent potential rail features, the subject property can also be home to major "break-bulk" operations. Imported containers can be delivered directly from the ships at the Port of Tacoma to the site. Once processed, the goods can be forwarded by rail to all inland points through Tacoma Rail with convenient connections with BNSF and UP railroads.

The Property is situated in the Frederickson Industrial Area which is an extension of the industrial zone for the Port of Tacoma. Currently one of the most active and fastest growing industrial areas in the South Puget Sound market, the area has attracted numerous manufacturing facilities since its initial development in 1990. Neighbors include Boeing Wing and Spar Plant, Ikea distribution center, Carlisle Construction Materials and Niagara Bottling, amongst many others. Coincidentally, the industrial area is surrounded by a rapid expansion of residential development supplying an abundance of skilled labor minutes from the site.



PROPERTY HIGHLIGHTS

Site Location

4417 192nd St E
Unincorporated Pierce County, WA 98446
(192nd & Canyon Road, Frederickson)

Parcel Number

0319363040

Site Size

18.67 Acres (813,265 SF)

Price Per SF

\$4.50

Utilities to Site

Tacoma Power
Tacoma Water
Puget Sound Energy-Gas
Pierce County Sewer

Tacoma Rail Service (Potential)

Can accommodate "break bulk" operations
Delivery direct to Port of Tacoma, or once processed shipped out via UP or BNSF

Zoning

EC - Employment Center

Floodplain

Property is located out of 100 year floodplain

Topography

Development site is currently partially filled with temporary pond and driveway easement to access subject property
Soils of the development site are excellent with little compaction necessary
Master storm water system increases usable

NEIGHBORING TENANTS

- | | | |
|-------------------------|--|---|
| 1 Whirlpool | 5 Boeing | 9 Harris Rebar |
| 2 Ikea | 6 Carlisle Construction Materials | 10 Toray Composites (America), Inc |
| 3 Pierce County | 7 Niagara Bottling Company | 11 Medallion Foods |
| 4 Northwest Door | 8 James Hardie Building Products | |

Subject



New Retail



Tacoma Rail Line



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STRATEGIC LOCATION

The Frederickson manufacturing/industrial center is one of the largest industrial development sites in the Puget Sound area that is zoned for heavy manufacturing and has the necessary utilities and infrastructure in place. The area covers more than 2,000 acres. The Frederickson manufacturing center is one of the principal industrial centers in Pierce County. The county has made significant investments in the center's infrastructure, and plans to continue this investment in the future. Existing infrastructure includes roads, freight rail tracks, and public sewer and water supply.

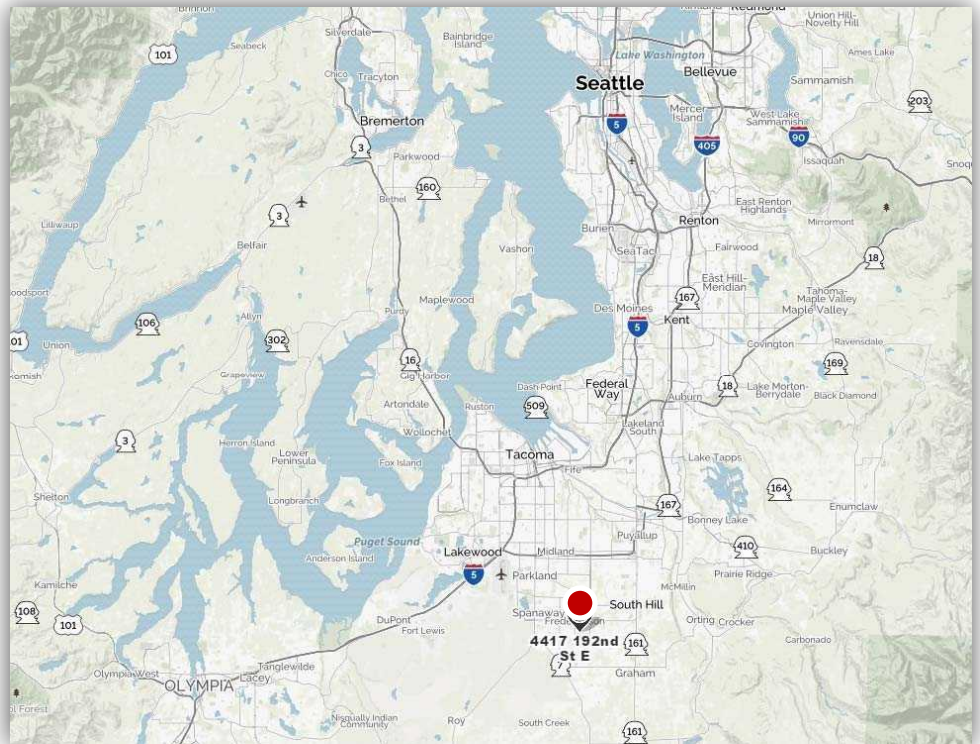
The cross Base Highway, which will connect Frederickson directly to the I-5 freeway, is in the planning stage. Frederickson Pacific Industrial Park is less than a mile from the

transportation corridor that feeds into the Cross Base Highway. Freeway SR-512 is only 4.5 miles north of Frederickson via Canyon Road. Canyon Road is already a 6-7 lane highway and is in the planning stages for expansion to the south and north which will help facilitate heavy truck traffic direct to the Port.

Tacoma Rail, owned and operated by the City of Tacoma Public Utilities Division, provides shipping directly to ocean-going vessels at the Port of Tacoma docks only 14 miles to the north, for importing and exporting. Tacoma Rail also travels southwest to the Centralia-Chehalis area at Interstate 5, leading to inland areas of the continent. Tacoma Rail connects with both BNSF and UPSP railroads at both destinations, providing a competitive edge for shippers.

ESTIMATED DRIVE TIMES

To SR-512	5 min
To I-5	10 min
Port of Tacoma	20 min
Port of Seattle	60 min
Port of Olympia	25 min



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