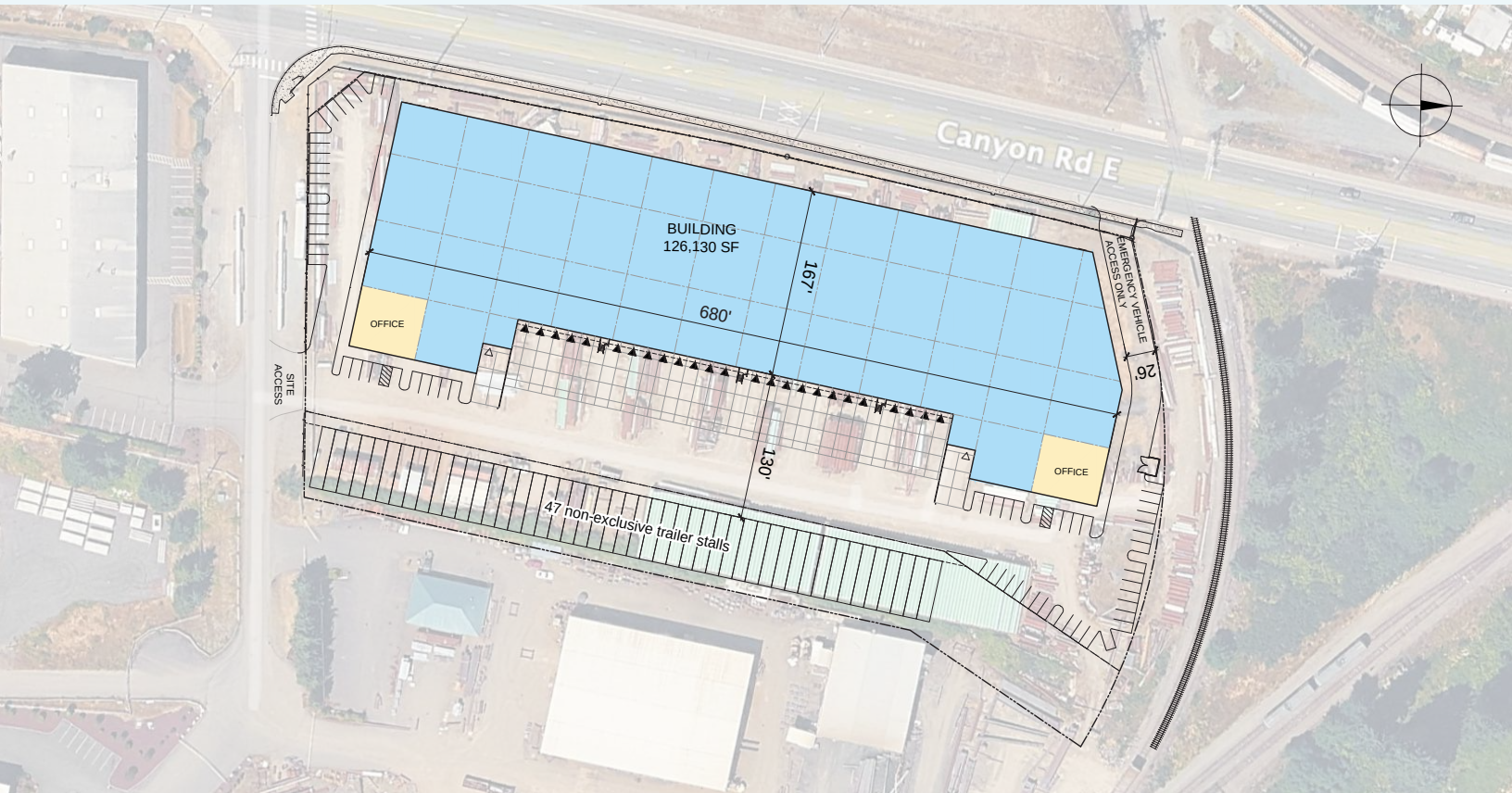


CANYON ROAD INDUSTRIAL CENTER

5501 184TH ST E | FREDERICKSON, WA 98375



NEW CONSTRUCTION FOR SALE OR LEASE



SALE & LEASE INFORMATION

Available Size:	126,130 SF
Office Size:	BTS
Loading:	2 GL & 25 DH
Clear Height:	36'
Power:	1,600 Amps
Sale Price:	Call Broker
Lease Rate:	Call Broker
Trailer Stalls:	47 stalls - non-exclusive (call broker for details)

SEPA Anticipated Q1'26
Expected Shell Delivery Q1 '27



JOEL JONES

253.219.9914

jjones@neilwalter.com

SCOTT PRICE

253.279.3710

sprice@neilwalter.com

All information references in this document are approximate. The information contained herein is contained from sources deemed reliable. It is provided without representation, warranty, or guarantee, expressed or implied as to accuracy. Prospective buyer or tenant should conduct its own independent investigation relating to the property, government codes and regulations, allowed uses, and all other matters, regardless of whether they are referred to or contained in this document.



CANYON ROAD INDUSTRIAL CENTER

5501 184TH ST E | FREDERICKSON, WA 98375



NEIL WALTER
COMPANY

AERIAL



JOEL JONES

253.219.9914

jjones@neilwalter.com

SCOTT PRICE

253.279.3710

sprice@neilwalter.com

1940 East D St, #100

Tacoma, WA 98421

253.779.8400

www.neilwalter.com

All information references in this document are approximate. The information contained herein is contained from sources deemed reliable. It is provided without representation, warranty, or guarantee, expressed or implied as to accuracy. Prospective buyer or tenant should conduct its own independent investigation relating to the property, government codes and regulations, allowed uses, and all other matters, regardless of whether they are referred to or contained in this document.