

FOR SALE OR LEASE

BLDG A: 130,151 SF

BLDG B: BTS UP TO 86,092 SF

TALL FIRS INDUSTRIAL PARK

A Panattoni Development

14621 AND 14719 170TH AVENUE EAST, BONNEY LAKE, WA



David Douglas, SIOR, CCIM
Partner
+1 253 203 1326
ddouglas@nai-psp.com

Kyle Schipper, SIOR
Partner
+1 253 203 1320
kschipper@nai-psp.com

Arie Salomon, SIOR, CCIM
Principal
+1 425 586 5636
asalomon@nai-psp.com










Kent Channing
Partner
+1 425 586 5628
kchanning@nai-psp.com



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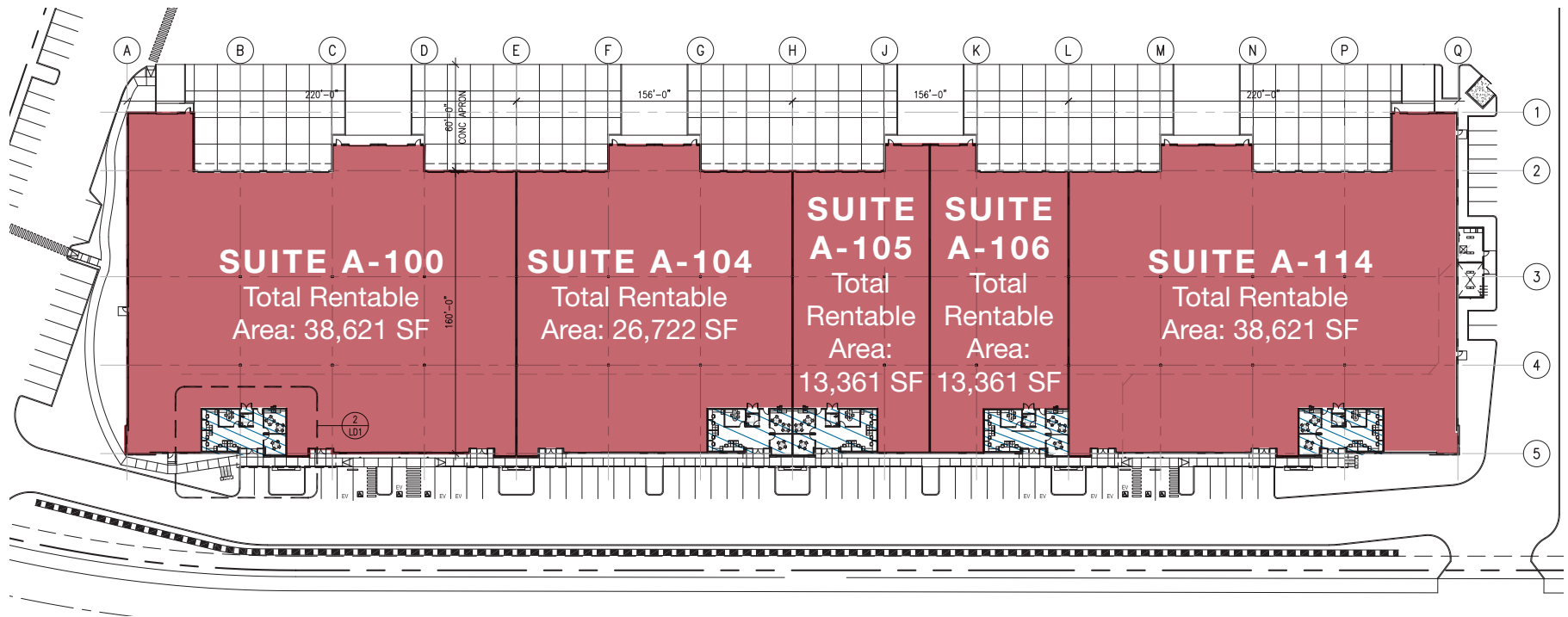


HIGHLIGHTS

- 
 216,243 Total SF (11.51 Acres)
 Building A: 130,151 SF
 Building B: 86,092 SF
- 
 Flexible size configurations available for lease
- 
 Class A industrial project
- 
 30' Clear Height
 Dock High & Drive-In Loading
- 
 Fully entitled & graded, ready for construction
- 
 Custom tenant improvements
- 
 Mileage to major cities:
 Sumner - 5.3
 Puyallup - 5.6
 Port of Tacoma - 15.1
 Seattle - 36.4
- 
 Building A - Completed
 Building B - Second Phase
- 
 Tall Firs Industrial Park is located in the 4,700 acre planned community of Tehaleh and features local amenities and CC&Rs to protect value and enhance your long term investment.

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**BUILDING A – COMPLETED
POTENTIAL SPACE CONFIGURATIONS**



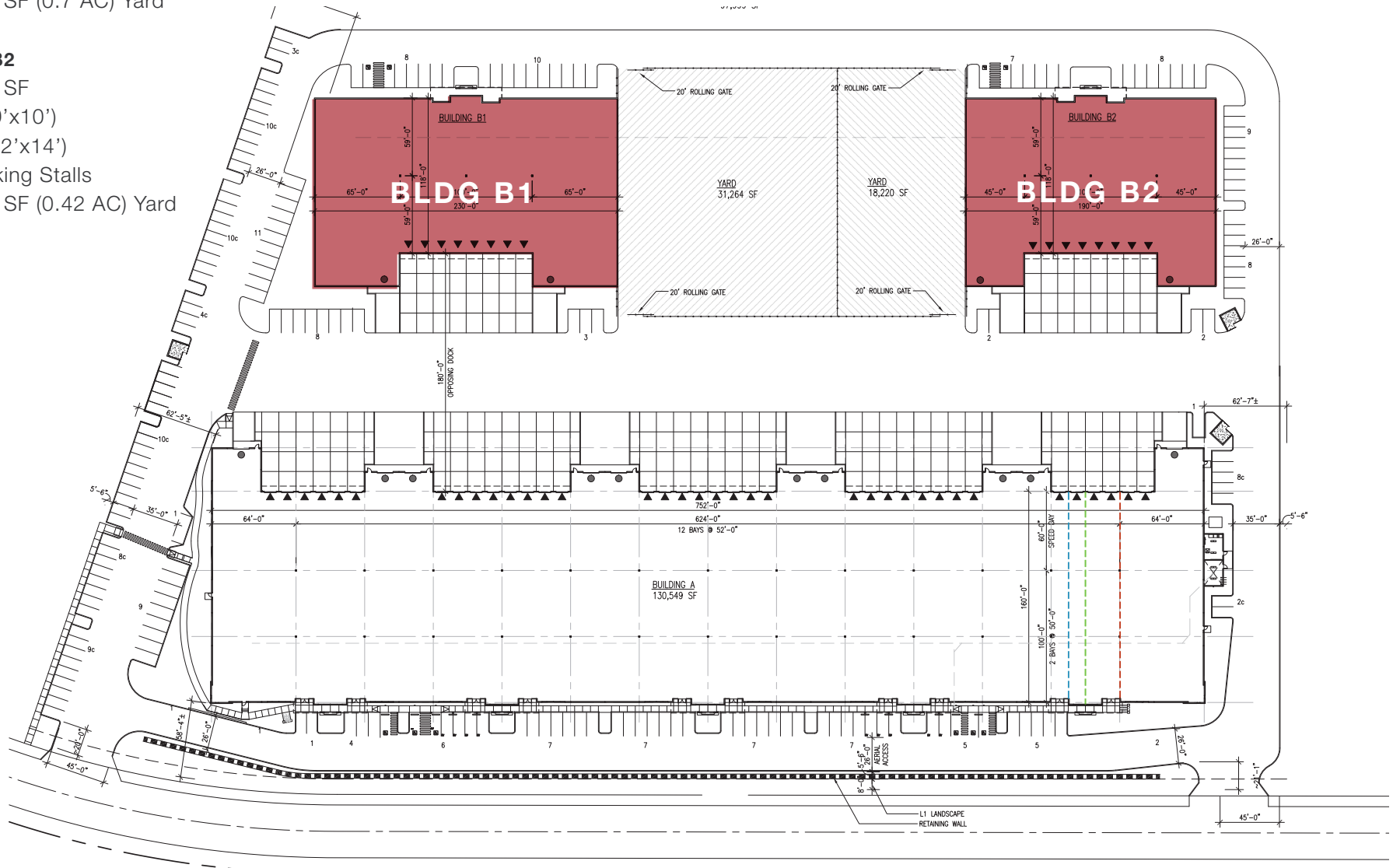
BUILDING B – SECOND PHASE POTENTIAL SPACE CONFIGURATIONS

BLDG B1

31,214 SF
 8 DD (9'x10')
 2 GL (12'x14')
 67 Parking Stalls
 31,264 SF (0.7 AC) Yard

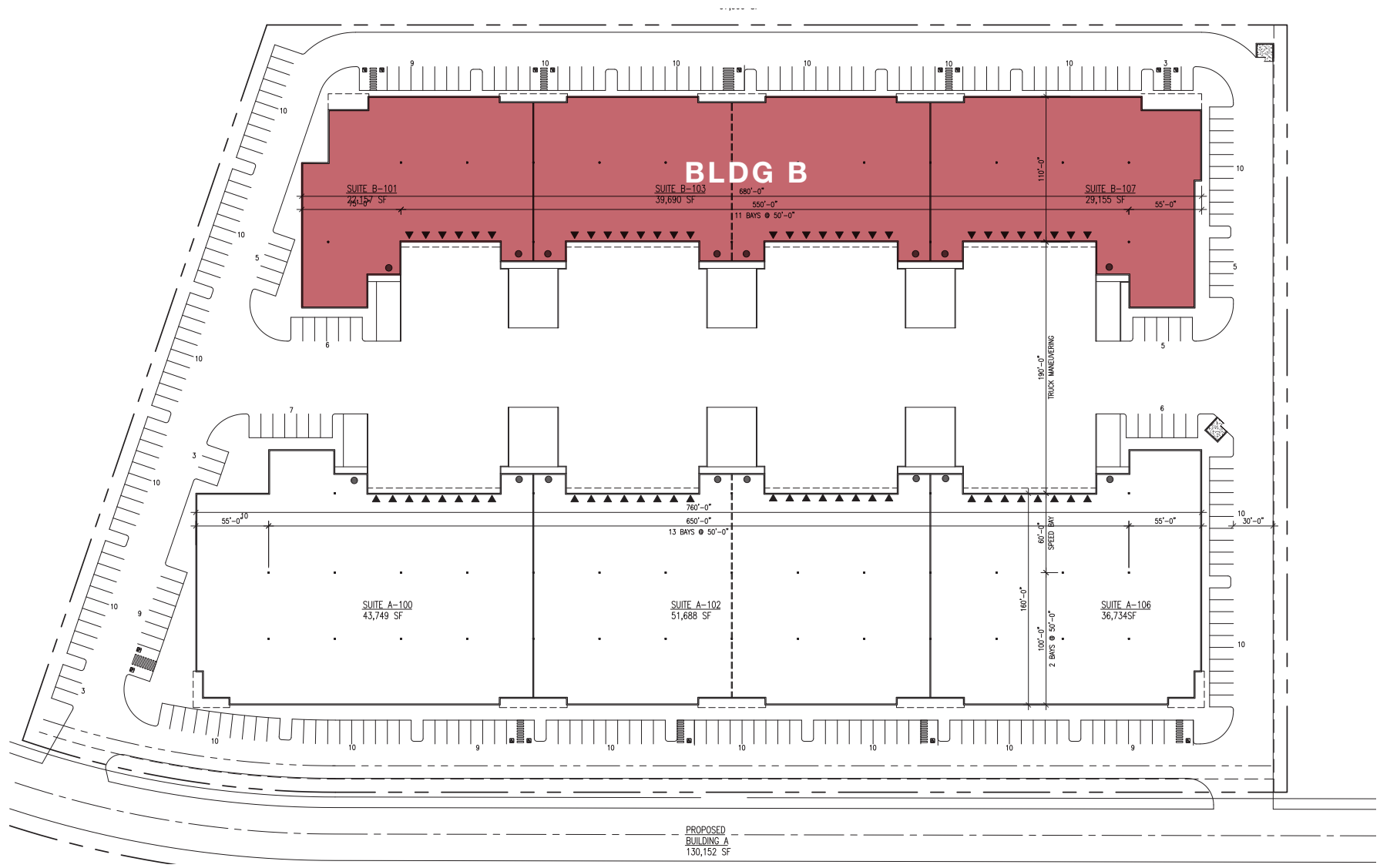
BLDG B2

25,494 SF
 8 DD (9'x10')
 2 GL (12'x14')
 36 Parking Stalls
 18,220 SF (0.42 AC) Yard

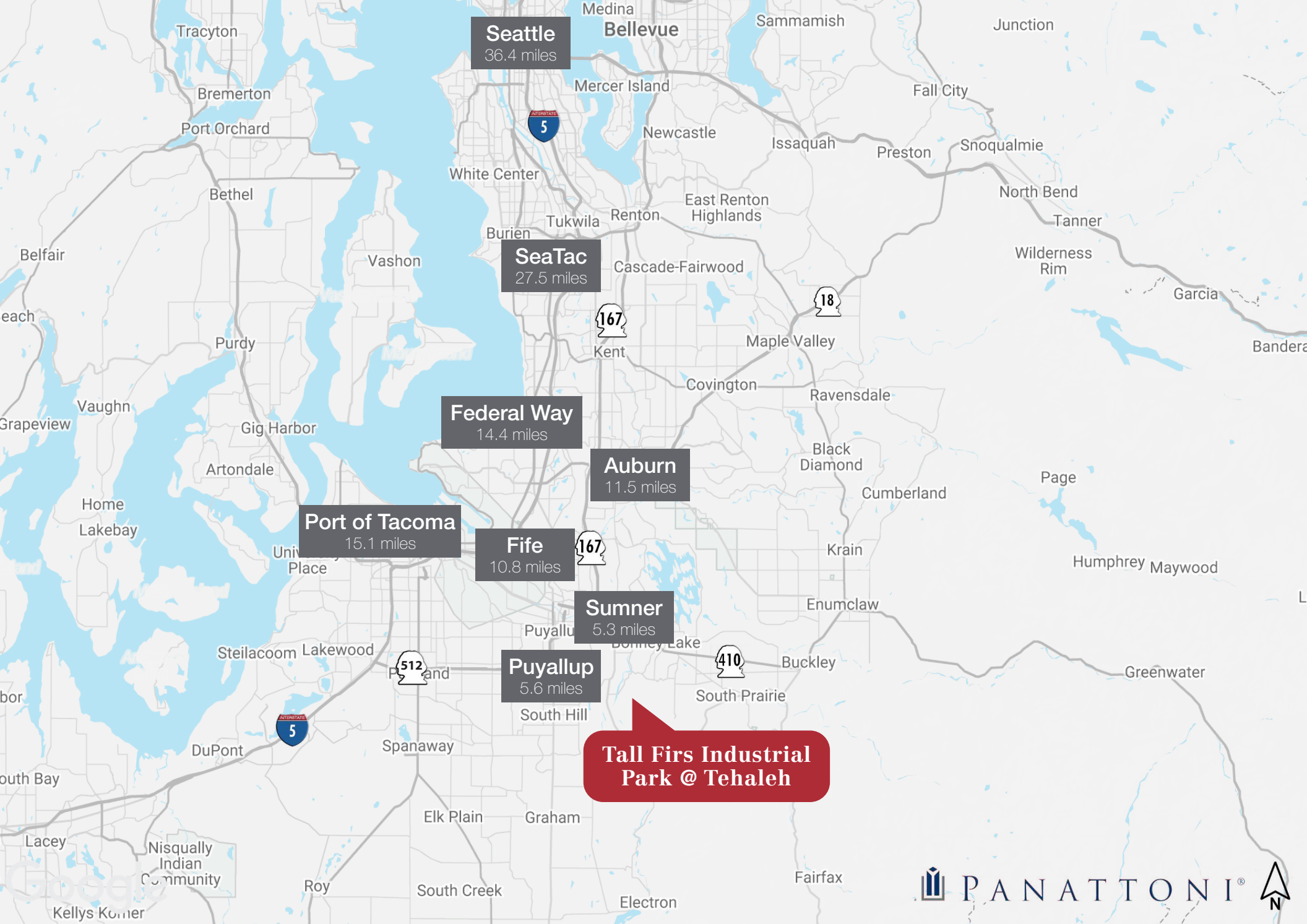


BUILDING B – SECOND PHASE POTENTIAL SPACE CONFIGURATIONS

- 86,092 SF
- 30 DD (9'x10')
- 8 GL (14'x16')
- 118 Parking Stalls



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