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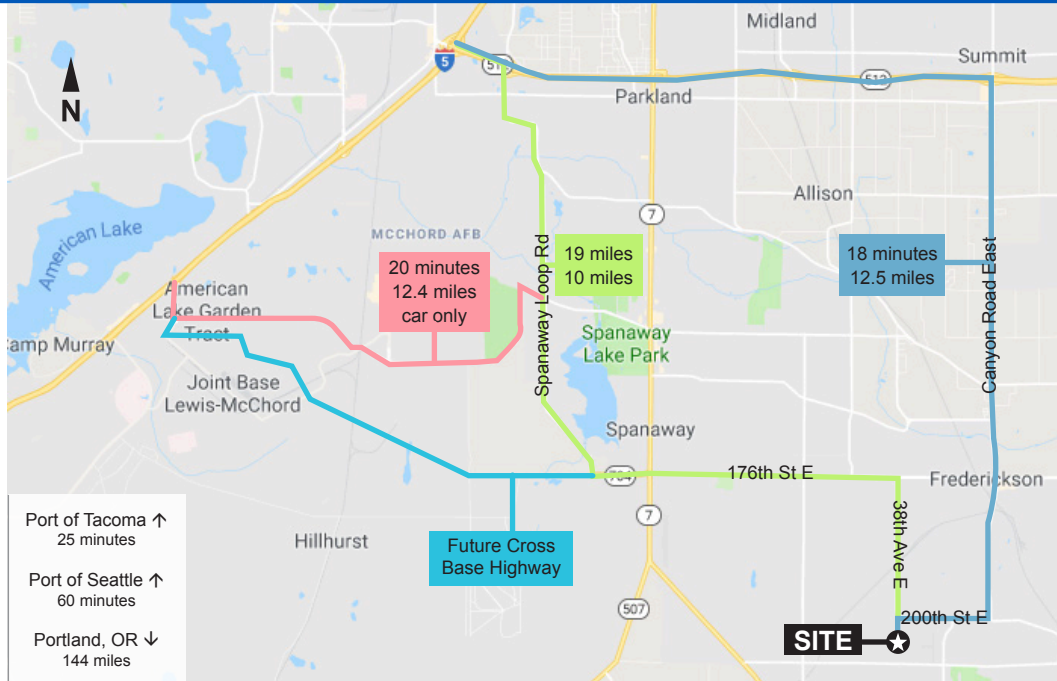
FREDERICKSON ONE

38th Avenue East & 200th Street East, Frederickson, WA 98387
fredericksonone.com



BUILDING #1 INFORMATION

- 478,142 sf (divisible)
- Building dimensions: 420' x 1120'
- 28.3 acres
- Typical bay size of 50' x 56' with 60' speedbay
- 36' clear height
- 46 exterior loading docks (9' x 10')
- 2 drive-in doors (12' x 14')
- 344 auto stalls
- 123 trailer parks
- ESRF



Neil Walter Company
1940 East D Street
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Pacific Rim Real Estate Group, Inc.
PO Box 1927
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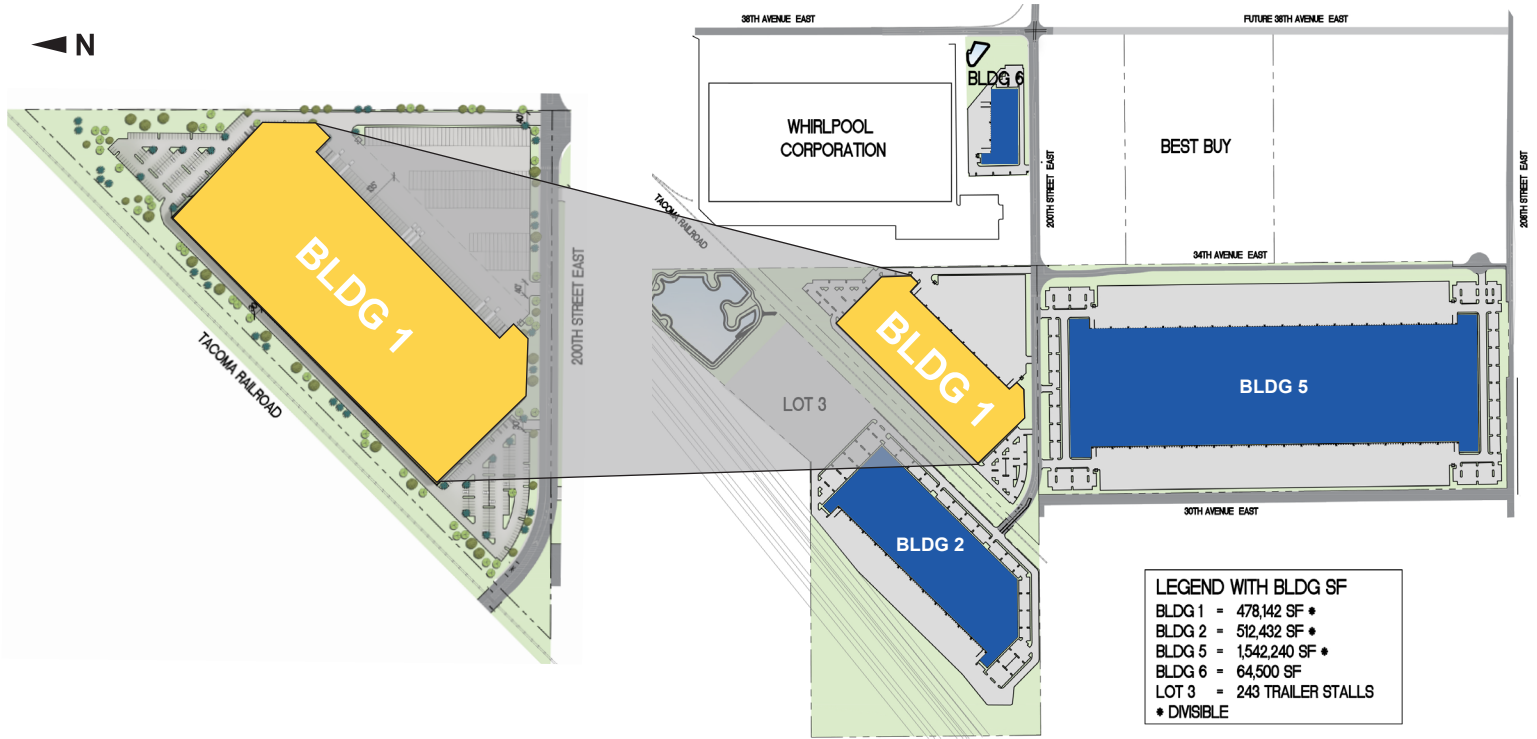
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LOCATION AND ECONOMIC SIGNIFICANCE

- Located within future 3.6 million sf Class A industrial park
- Close to future Best Buy and Ashley Furniture locations
- Zoned EC (Employment Center)
- Zoning allows for heavy industrial, distribution/ manufacturing
- 56' wide private roads for easy truck maneuvering
- Direct access from 38th Avenue East & 200th Street East
- Access to heavy power
- Primary access via new six lane Canyon Road
- Competitive drayage rates
- One of the most active and fastest growing industrial areas in the South Puget Sound market
- Project surrounded by rapid expansion of residential home building supplying an abundance of skilled labor



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