



LOGISTICS[®]
PROPERTY
CO

FREDERICKSON ONE

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



LOCATION AND ECONOMIC SIGNIFICANCE

- SEPA Approved, 2.5 million sf Master Planned, Class A industrial park
- Zoned EC (Employment Center)
- Zoning allows for heavy industrial, distribution or 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 homebuilding supplying an abundance of skilled labor



NEIL WALTER
 COMPANY

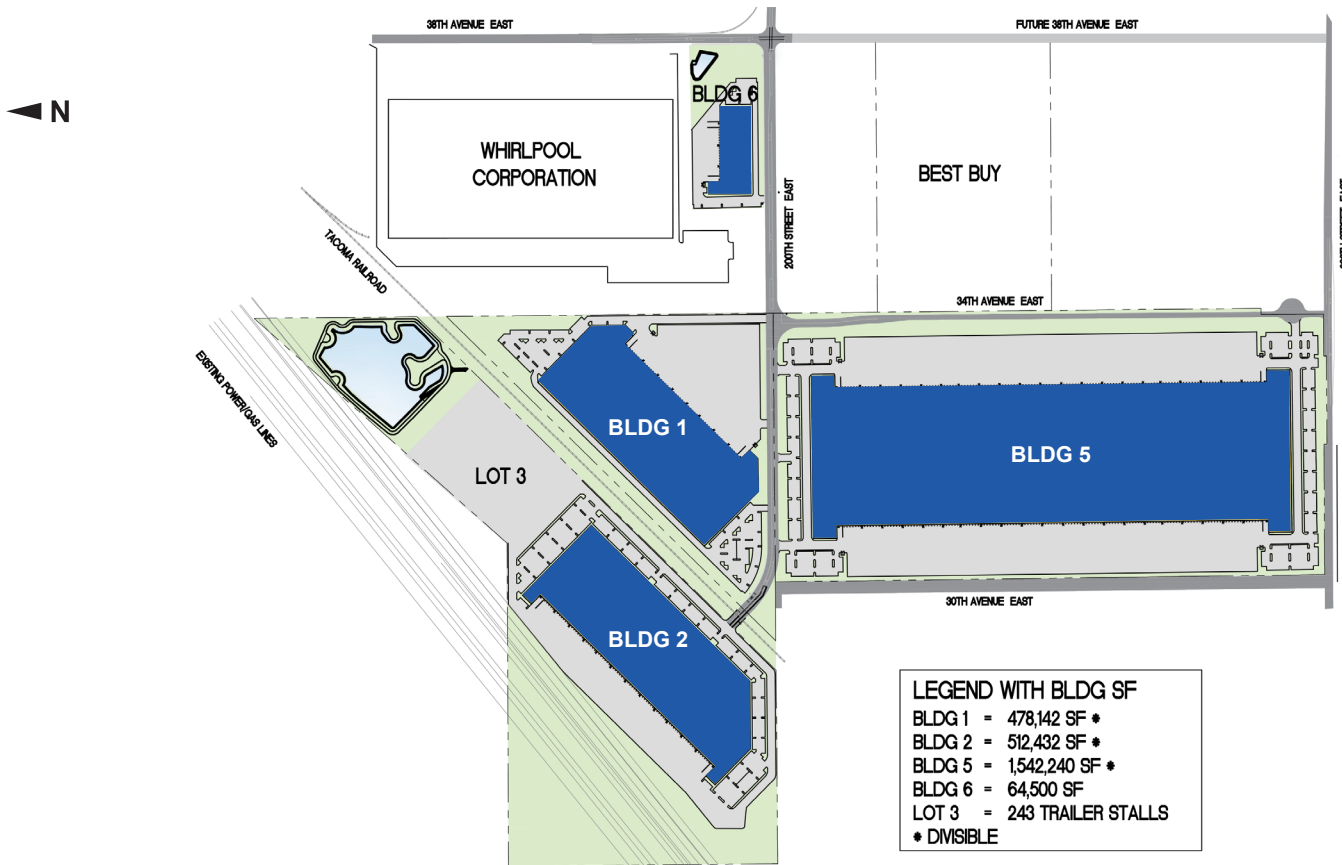


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Pacific Rim
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BUILDING/SITE INFORMATION

Building	Size (SF)	Building Depth	Clear Height	Column Spacing	Slab	Dock Doors	Drive-in Doors	Dock Levelers	Truck Court	Parking	
										Car	Trailer
1	478,142	420'	36'	50' x 56'	7"	46	2	Yes	135' - 525'	342	123
2	512,432	410'	36'	50' x 56'	7"	71	2	Yes	130' - 185'	602	70
5	1,542,240	660'	40'	50' x 56'	8"	248	4	Yes	245'	685	656
6	64,500	145'	30'	50' x 50'	6"	16	2	Yes	135'	77	0

Lot	Size	Parking
3*	7.23 Acres	243 Trailer stalls

*Lot can be converted to small building BTS

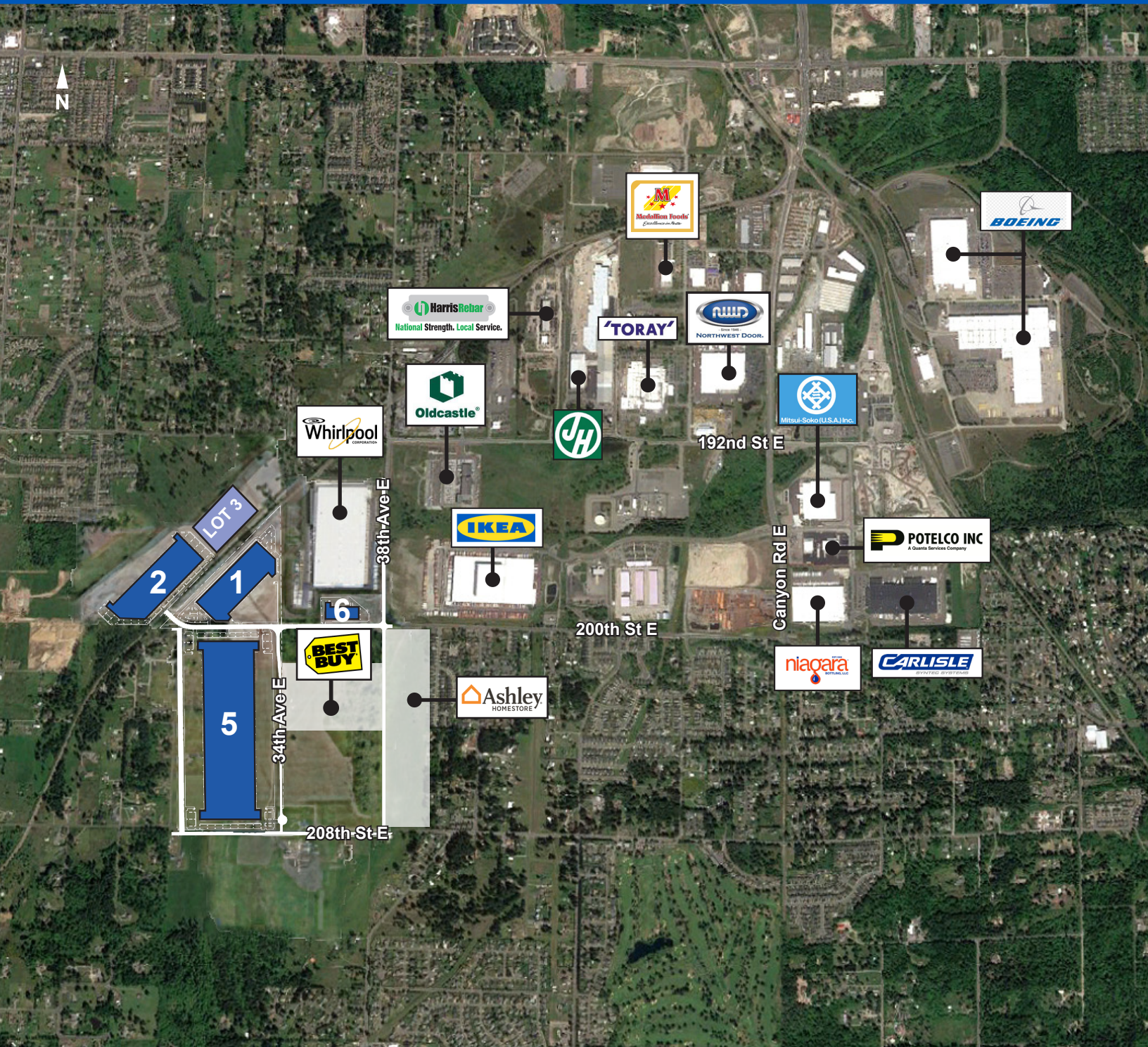




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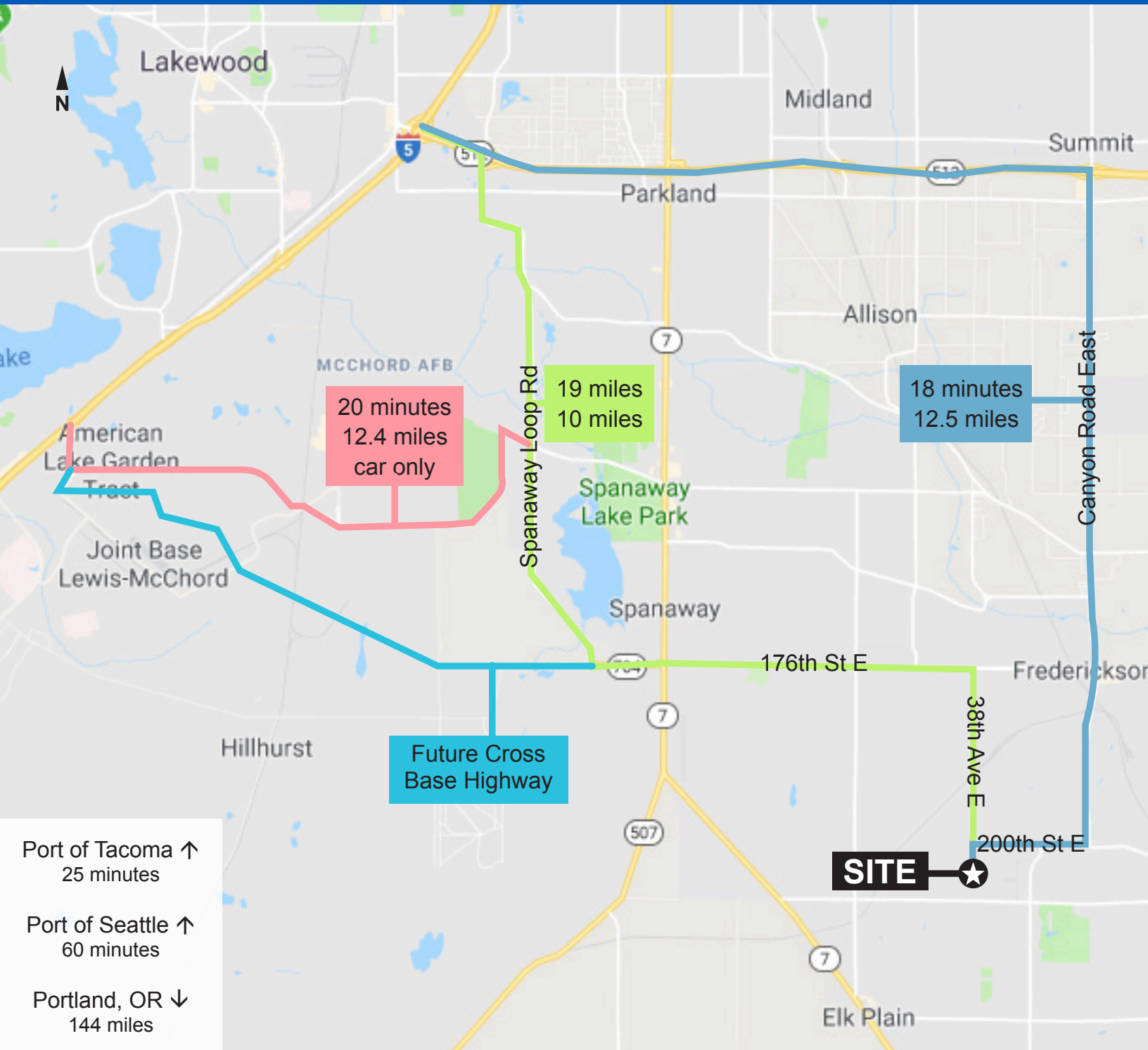
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Port of Tacoma ↑
25 minutes

Port of Seattle ↑
60 minutes

Portland, OR ↓
144 miles



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