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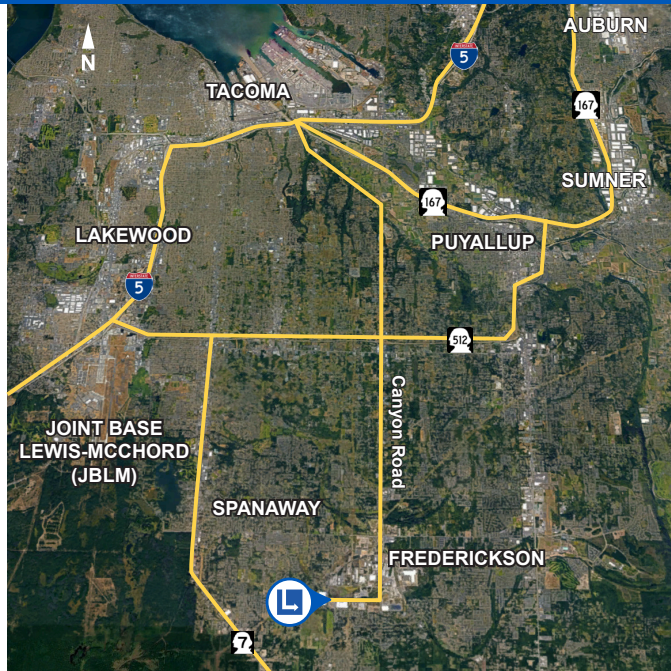
# FREDERICKSON NORTH

4417 192nd Street East, Tacoma, WA 98446



## BUILDING INFORMATION

- 281,181 sf (divisible)
- Building dimensions: 351' x 814'
- 18.67 acres
- Typical bay size of 50' x 56' with 60' speedbay
- 36' clear height
- 48 exterior loading docks 9' x 10'
- 2 drive-in doors 12' x 14'
- 180' truck court
- 81 auto stalls
- 129 trailer parking stalls
- ESRF
- Tacoma Rail access
- For sale or lease



### APPROXIMATE DISTANCE

INTERSTATE 5	12.5 MI
PORT OF TACOMA	15 MI
PORTLAND	148 MI
SEATAC INT'L AIRPORT	35 MI
PORT OF SEATTLE	45 MI



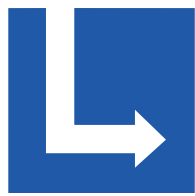
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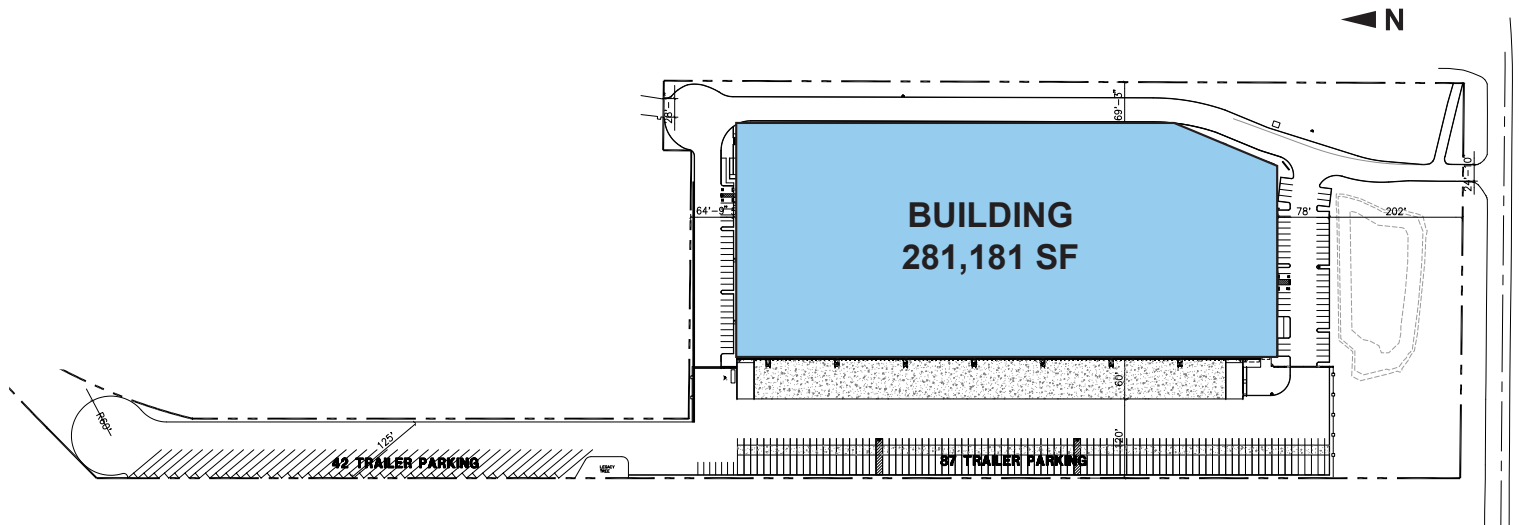
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## LOCATION AND ECONOMIC SIGNIFICANCE

- 2.9 million SF Class A Industrial Park
- Fully entitled and zoned EC (Employment Center)
- EC zoning allows for heavy industrial, distribution or manufacturing
- Wide private roads for easy truck maneuvering
- Heavy power available
- Multiple access points off the 512, with primary access via new six lane Canyon Road
- Competitive drayage rates
- One of the most active and fast growing industrial areas in the South Puget Sound market
- Project benefits from nearby housing and abundance of skilled labor
- Neighbors include Best Buy, Ace Hardware, Sunlee, Ashley HomeStore



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C O M P A N Y



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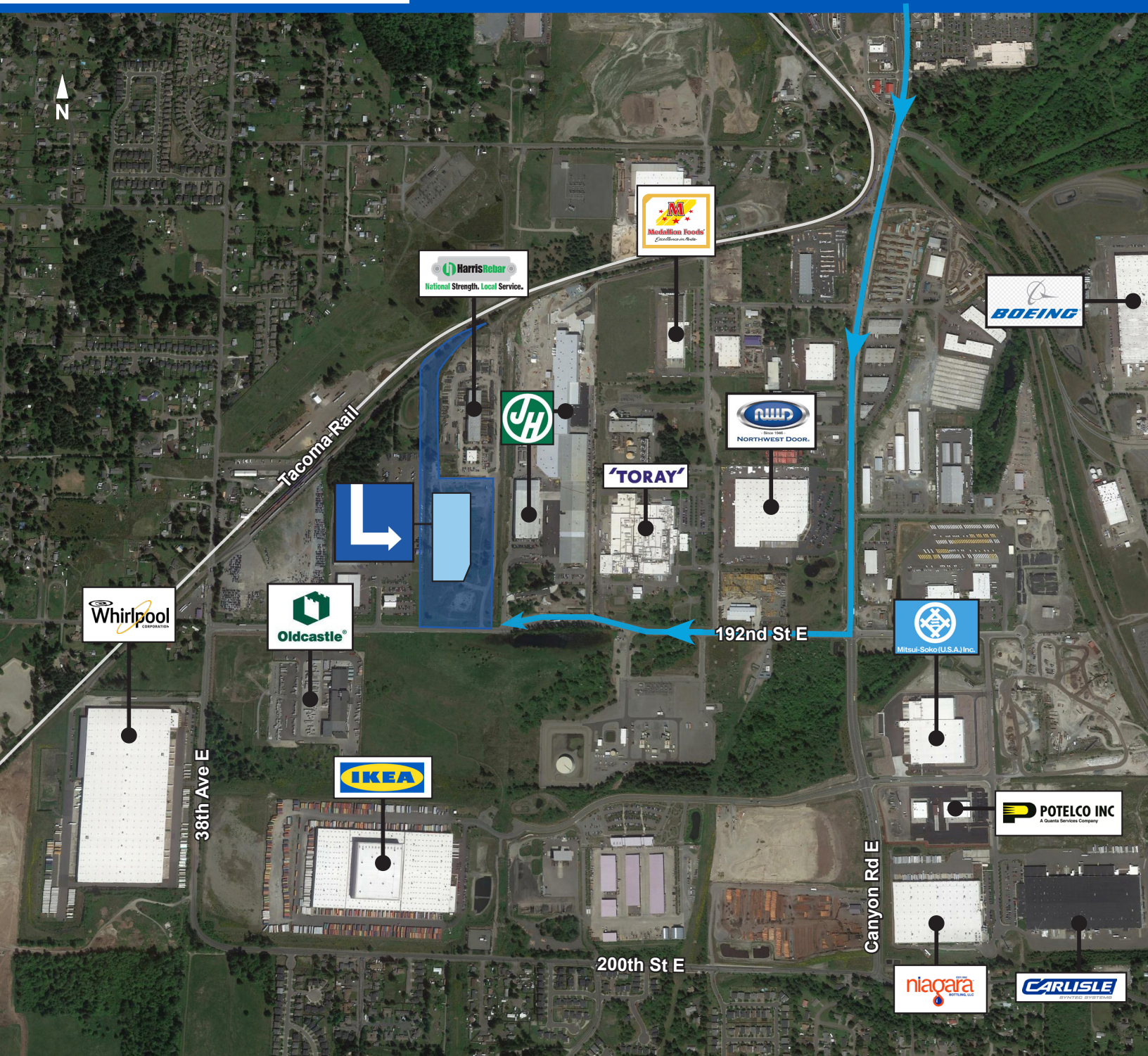




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**NEIL WALTER**  
COMPANY



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