

**LEASED**



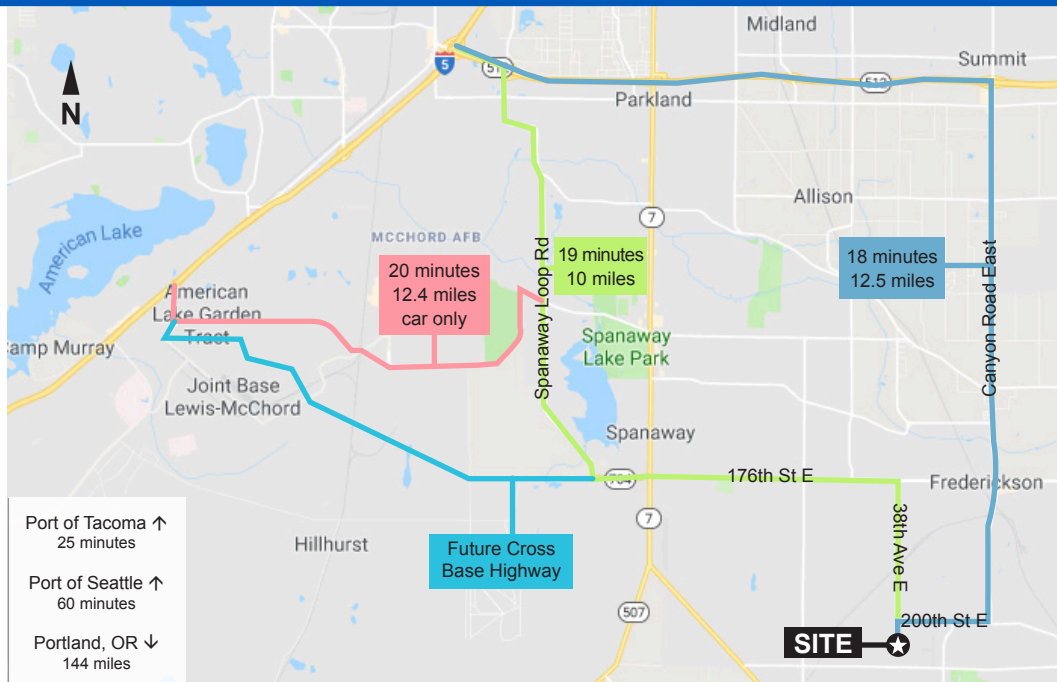
## BUILDING 2 - 512,432 SF AND LOT 3 - 243 TRAILER PARKS

### BUILDING 2

- 512,432 sf (divisible)
- Building dimensions: 410' x 1296'
- 26 acres
- Typical bay size of 50' x 56' with 60' speedbay
- 36' clear height
- 71 exterior loading docks (9' x 10')
- 2 drive-in doors (12' x 14')
- 603 auto stalls
- 70 trailer parks
- ESFR

### LOT 3 TRAILER PARKING

- 7 acres
- 243 trailer parks
- Lot can be converted to small building BTS





## 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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# FREDERICKSON ONE

38th Avenue East and 200th Street East, Spanaway, WA 98387

