



**LOGISTICS<sup>®</sup>**  
**PROPERTY**  
**CO**

# FREDERICKSON ONE, BLDG. 4

20436 34th Avenue E, Spanaway, WA 98387

**LEASED**



**533,393 SF • COMPLETED 2023 - AVAILABLE NOW**

- 533,393 SF total (divisible) with 6,369 SF office
- 36' clear height
- 96 dock-high doors, 4 grade-level doors
- 120 trailer parking stalls, 272 auto parking stalls
- ESFR sprinklers
- 56' x 50' column spacing
- Designed & constructed to LEED standards
- Solar-ready; dedicated capacity for on-site solar system (suitable for ~500 kW system)
- LED lighting
- Reflective roof membrane to reduce heat absorption
- Drought-tolerant plants
- Low flow plumbing fixtures
- Energy efficient building design measures and mechanical systems, including R30 envelope
- Low VOC interior finishes





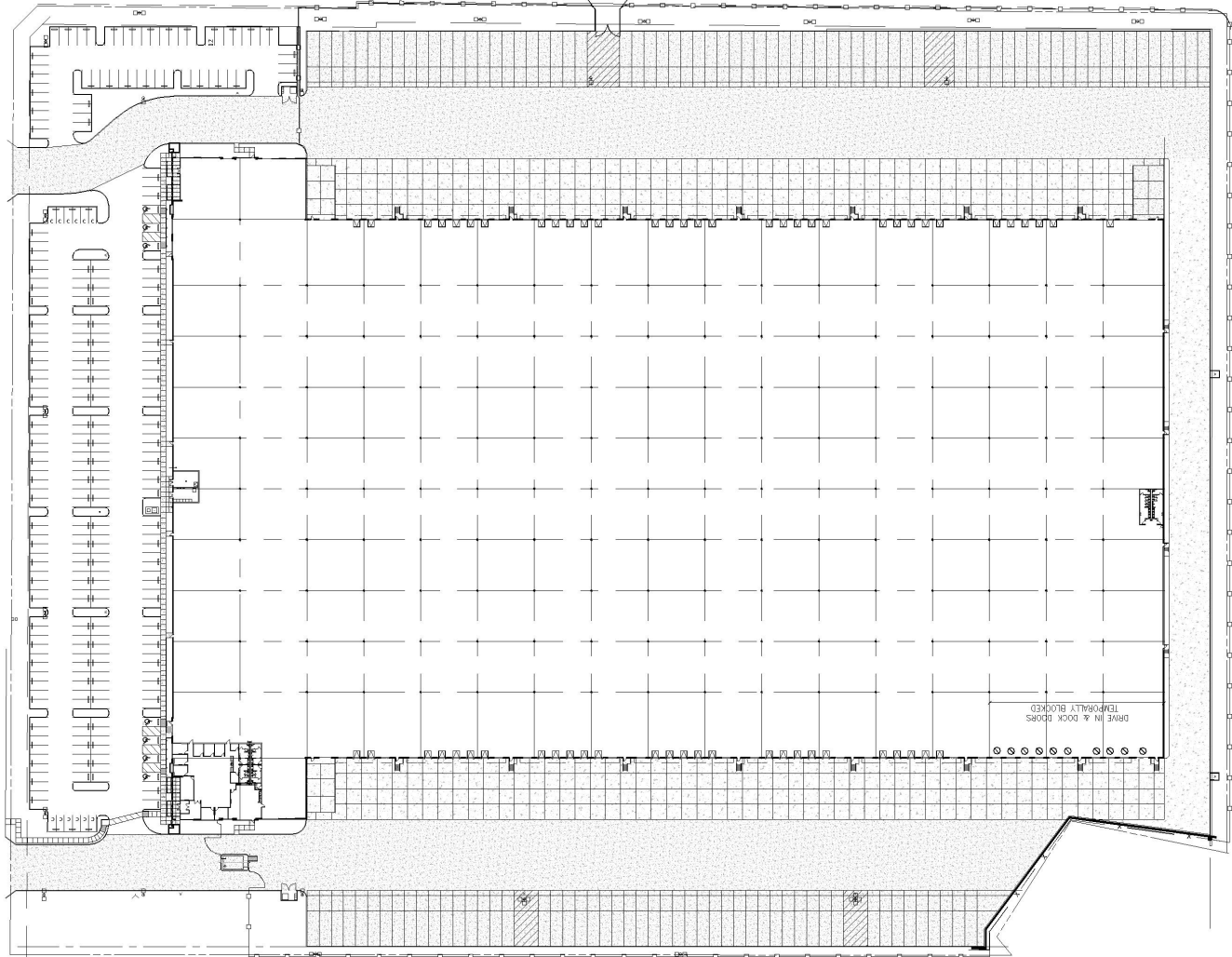
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## Office Plan

