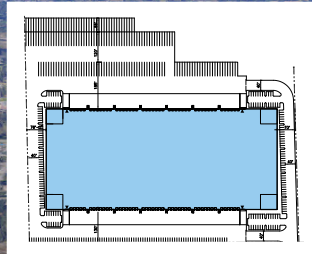
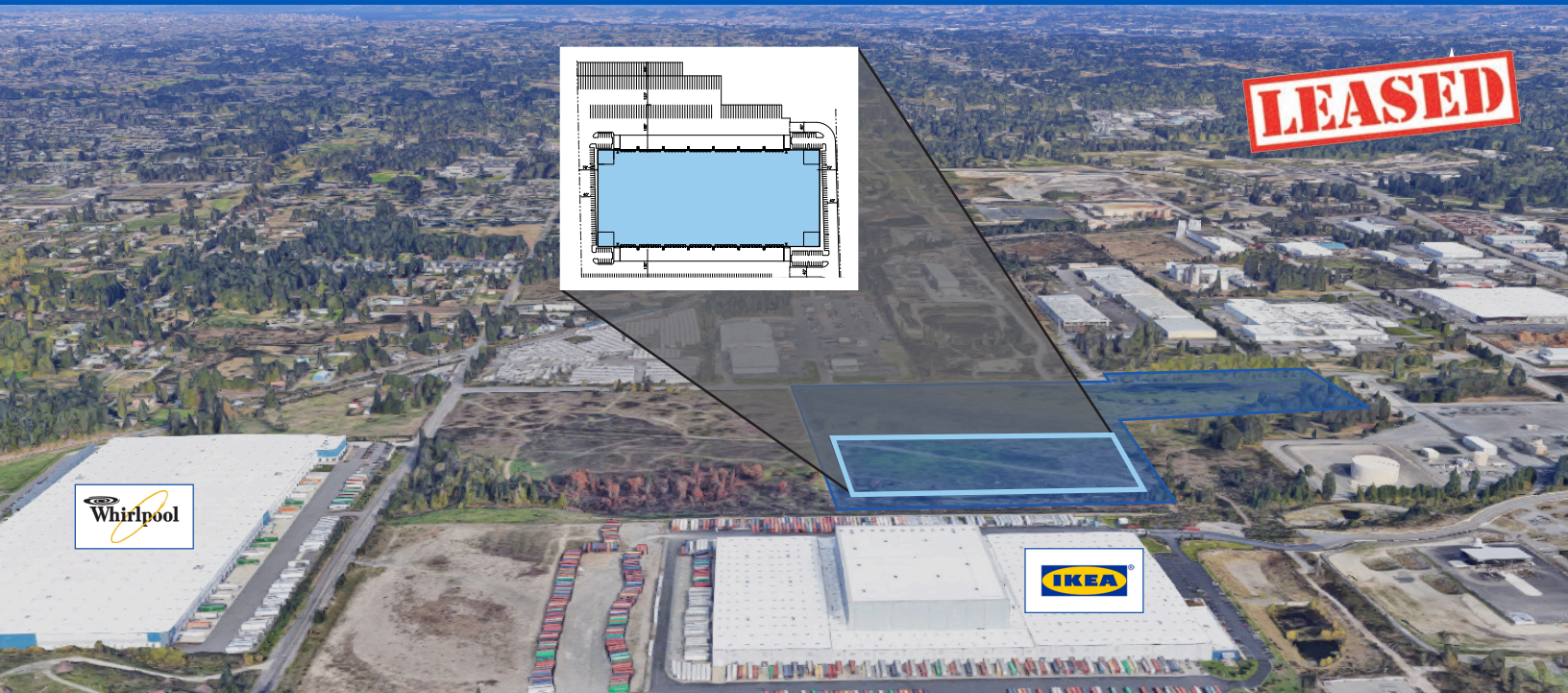




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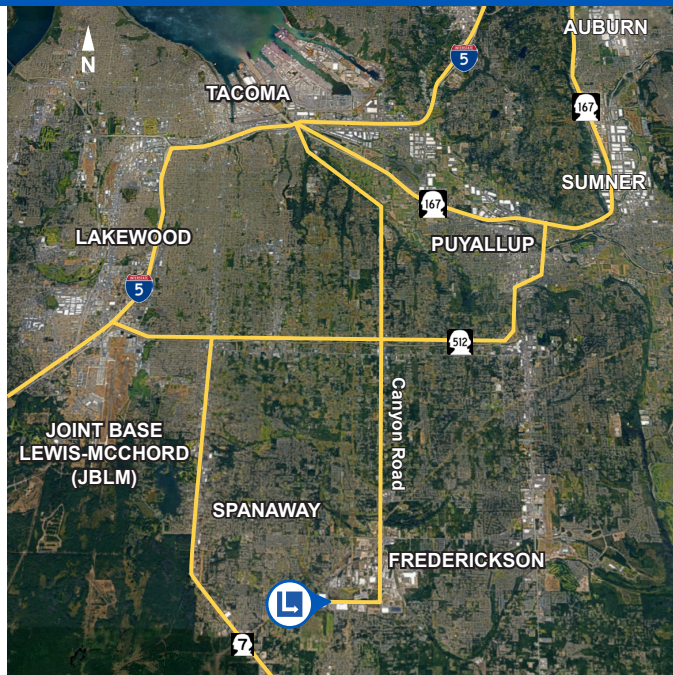
FREDERICKSON SOUTH

4202 192nd Street East, Tacoma, WA 98446



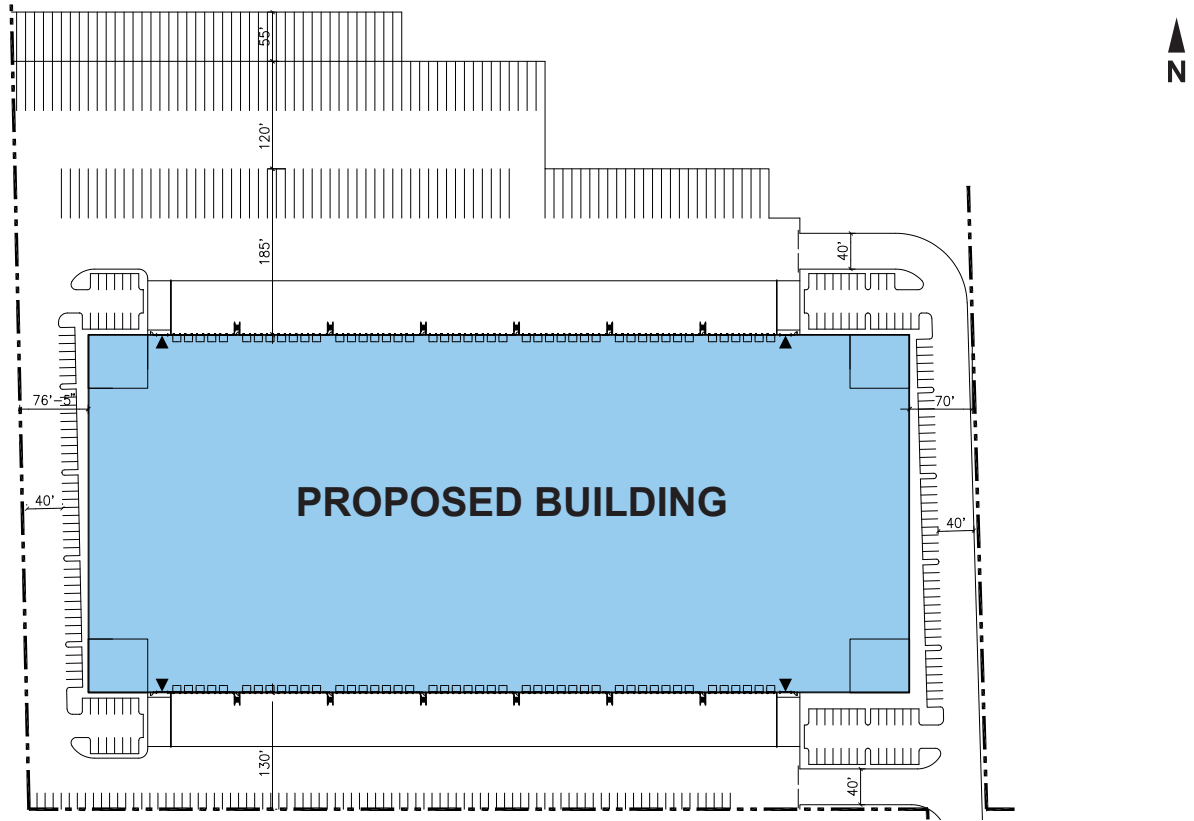
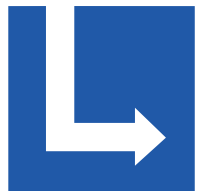
BUILDING INFORMATION

- 366,800 sf (divisible)
- Cross-dock loading
- Building dimensions: 400' x 917'
- 42.95 acres (Usable: ±20 acres)
- Typical bay size of 50' x 56' with 60' speedbay
- 36' clear height
- 92 exterior loading docks 9' x 10'
- 4 drive-in doors 12' x 14'
- 130' - 185' truck court
- 247 auto stalls
- 177 trailer parking stalls
- ESFR



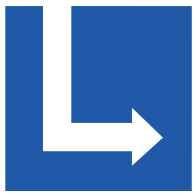
APPROXIMATE DISTANCE

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



LOCATION AND ECONOMIC SIGNIFICANCE

- Close to future Best Buy and Ashley Furniture Distribution Centers in addition to IKEA, Whirlpool and Niagra Bottling to name a few
- Zoned EC (Employment Center)
- Zoning allows for heavy industrial, distribution/manufacturing
- 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
- Direct access from 196th Street East



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