



Frederickson 40

50,000 - 817,000 SF (± 39.097 acres)

For build-to-suit lease, sale or joint venture

SEPA approved / MDNS completed

EC zoning allows outside storage for a variety of yard intensive users and manufacturing uses.

Land sale \$4.50 PSF / Yard lease \$0.08 psf

As an alternative, seller may deliver the site for sale with grade and fill completed with utilities to the site

Call for build-to-suit pricing

Contact

Doug Klein, SIOR

206.248.7348

dklein@kiddermathews.com

Matt Wood, SIOR

206.248.7306

mwood@kiddermathews.com

Davis Property and Investment (DPI) and Schuchart Hutchinson have combined their development capabilities on this project. Their development experience and resources allow them to quickly respond to the build-to-suit needs of their clients.

Site can accommodate a winter build schedule

Site divides for smaller projects

Perfect for bulk distribution or speciality build-to-suit

SCHUCHART HUTCHINSON

DPi

Davis Property & Investment

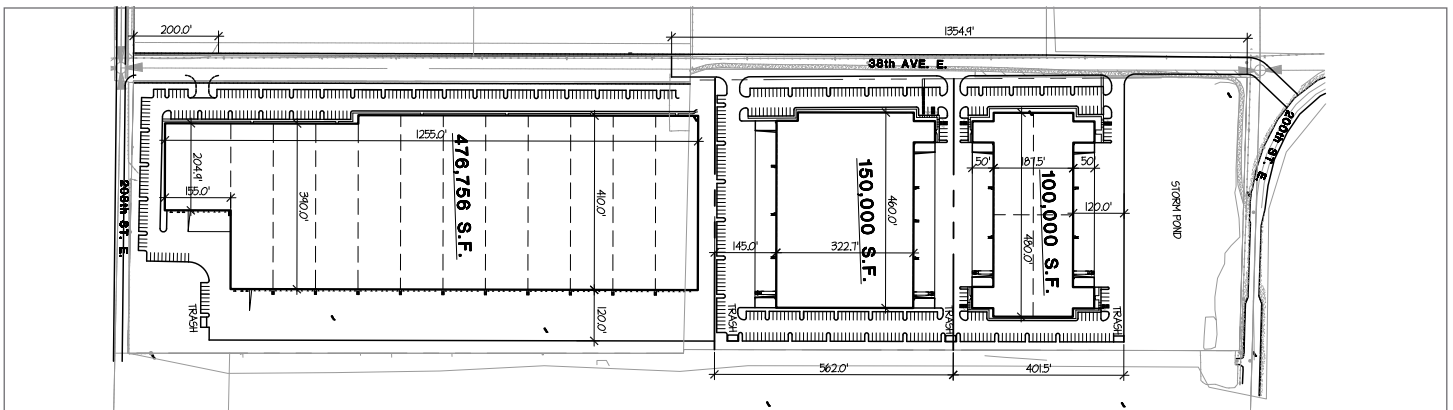
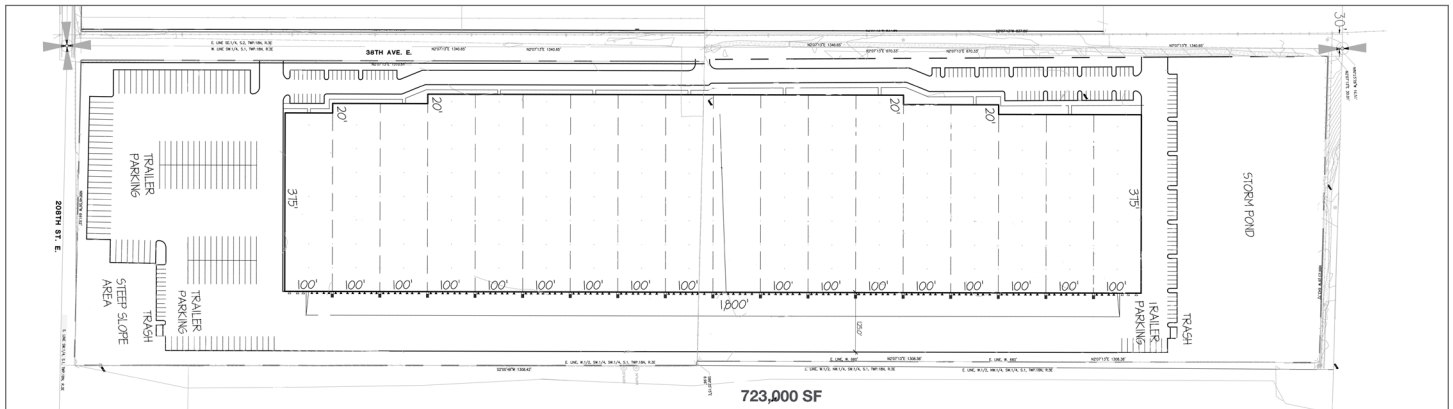
kiddermathews.com

For Sale or Lease

200th Street SE, Frederickson, WA

APPROXIMATE DRIVE TIMES	POTENTIAL DEVELOPMENT	NEARBY TENANTS
Port of Tacoma ± 30 minutes	Up to 817,000 SF; build-to-suit	Whirlpool
Port of Seattle ± 55 minutes	30' to 32' clear height, ESFR sprinklers	Northwest Door
SR 512 ± 15 minutes ± 6.7 miles	±141 trailer stalls, 125' truck court	Ikea
I-5 ± 20 minutes ± 12.84 miles	Build-to-suit slab to match tenant's needs, other variations available	Carlisle Construction Materials, and Boeing

Conceptual Site Plans



Contact

Doug Klein, SIOR
206.248.7348
dklein@kiddermathews.com

Matt Wood, SIOR
206.248.7306
mwood@kiddermathews.com



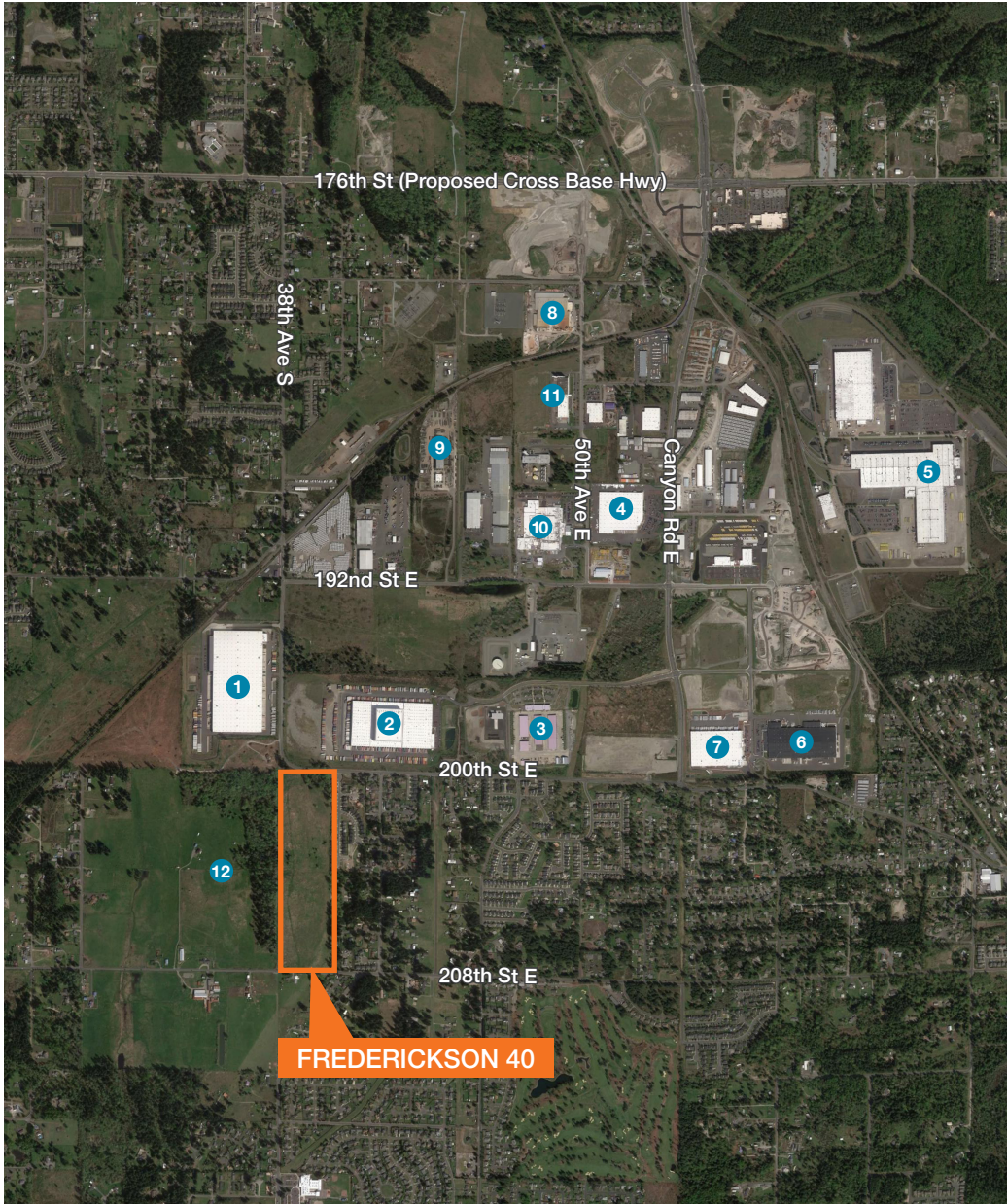
kiddermathews.com

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



For Sale or Lease

200th Street SE, Frederickson, WA



NEIGHBORING TENANTS

- 1 Whirlpool
- 2 Ikea
- 3 Pierce County
- 4 Northwest Door
- 5 Boeing
- 6 Carlisle Construction Materials
- 7 Niagara Bottling Company
- 8 James Hardie Building Products
- 9 Harris Rebar
- 10 Toray Composites (America), Inc.
- 11 Medallion Foods
- 12 Sierra Pacific Site

Contact

Doug Klein, SIOR
206.248.7348
dklein@kiddermathews.com

Matt Wood, SIOR
206.248.7306
mwood@kiddermathews.com



kiddermathews.com

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

