

**UNDER CONSTRUCTION
BTS FOR LEASE / FOR SALE**

**TACOMA
GATEWAY II**



**SPEC BLDG A: ±273,816 SF
WITH 4+ ACRES OF YARD**

DELIVERY MAY 2021

12005 STEELE ST S. TACOMA, WA 98444

PANATTONI[®]
CROW HOLDINGS
CAPITAL

CBRE

PROJECT FEATURES

- Under Construction
- Delivery May 2021
- Great freeway access with Interstate 5 located approximately 1.2 miles away
- Project has ingress and egress via the 3-way stop light
- Close proximity to the Port of Tacoma (13 miles)
- Desirable Lakewood location with high functionality and appeal to a variety of industrial uses
- 4.77 acre yard

POTENTIAL USES

- Industrial distribution and warehousing
- E-commerce distribution
- Light manufacturing

BUILDING SPECS

±273,816 SF

STANDALONE BUILDING ON 19.72 ACRES

FOR LEASE / FOR SALE / BTS

BUILDING A

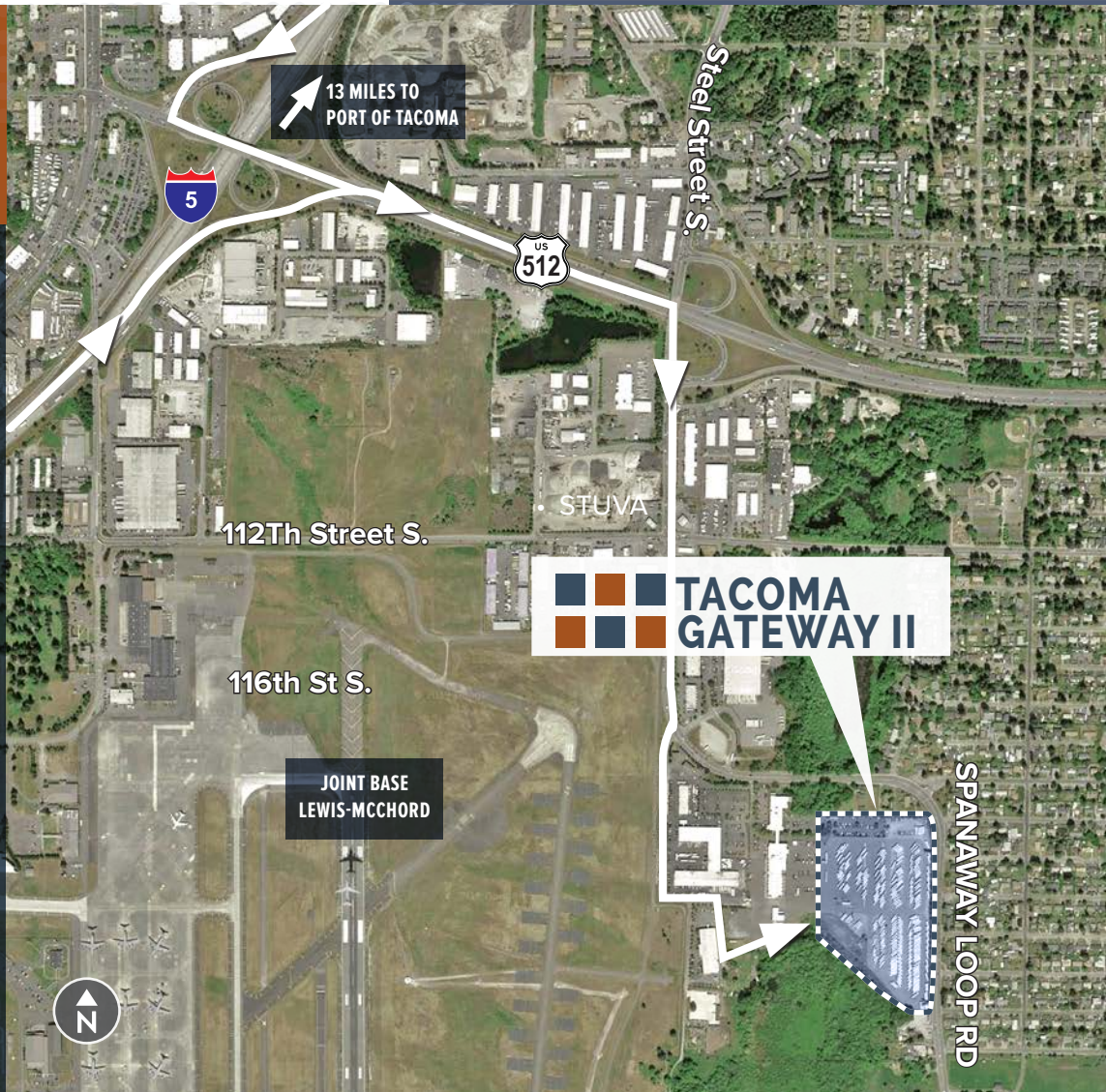
- ±273,816 SF
- 36' clear
- 60 dock high doors
- 4 grade level doors
- 158 car parking spaces
- 130' truck courts
- 231 trailer stalls
- BTS Sale or Lease. Willing to customize design
- Building can be multi-tenant
- Zoning: (CE) Community Employment Center, Pierce County



DISTANCES & DRIVE TIMES

1 / 4
MILE MINS
TO HWY 512

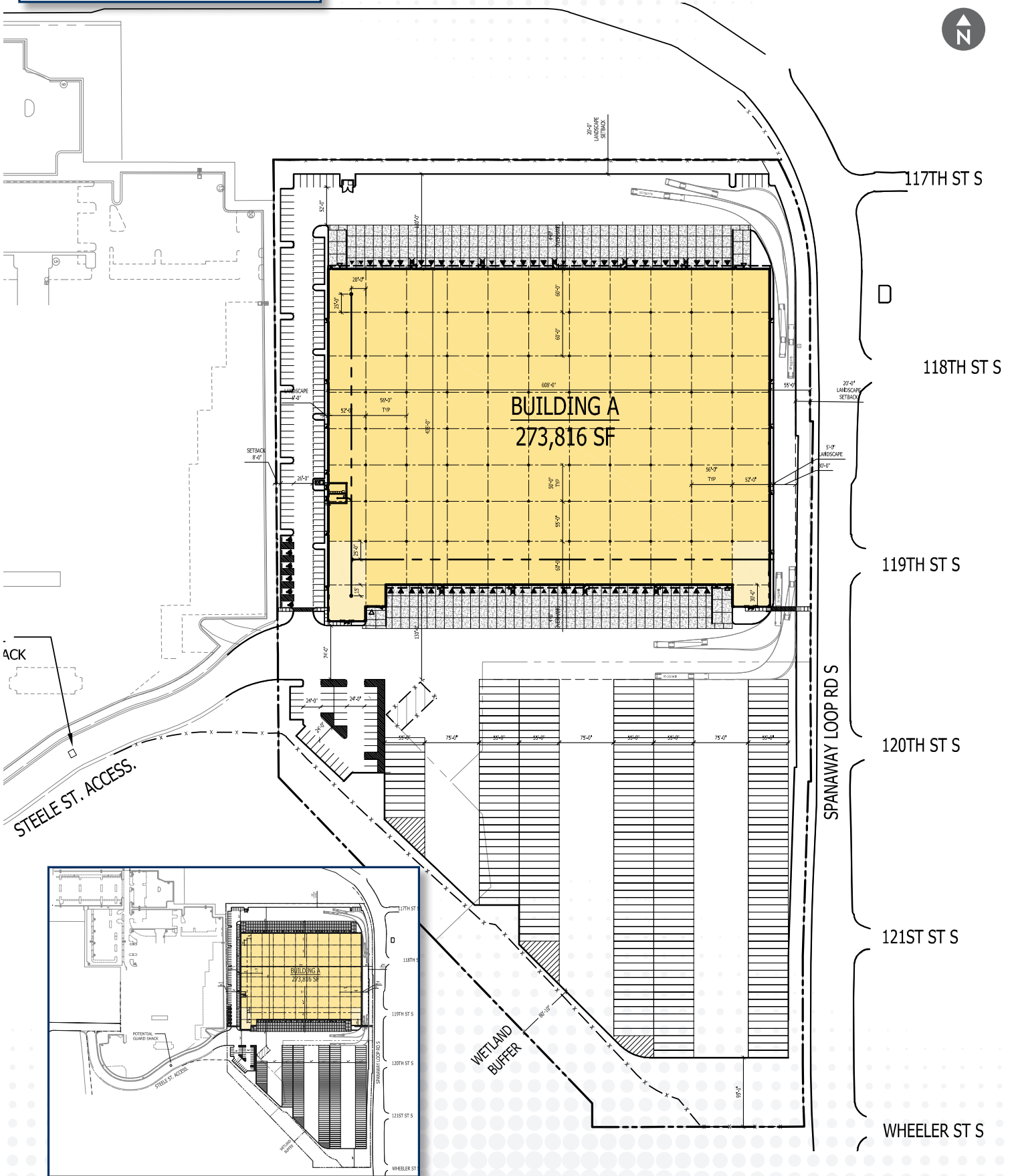
2.2 / 7
MILES MINS
TO I-5



SITE PLAN

KEY BUILDING DIMENSIONS

- TRUCK COURTS: 130'
- BUILDING: 608' X 435'
- COLUMN SPACING: 56' X 50'
- SPEED BAY: 60'





REGIONAL CONNECTIVITY



13
MILES
TO PORT OF TACOMA

31.6
MILES
TO SEATAC
INTERNATIONAL
AIRPORT

40.6
MILES
TO PORT OF SEATTLE

139
MILES
TO PORTLAND, OR

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