

BENAROYA INDUSTRIAL SITE FOR SALE OR BUILD-TO-SUIT



20th Street E

FIFE - BENAROYA
INDUSTRIAL SITE

Freeman Road

PORT OF TACOMA
10 Mins / 5 Miles



Fully Entitled,
Ready for
Development



Flexible
Design
Options



Zoned
Industrial

PREMIUM INDUSTRIAL PARCEL IN FIFE

2+ ACRE SITE - SHOVEL READY

70th Avenue E & 26th Street E
Fife, Washington

NAI Puget Sound
Properties

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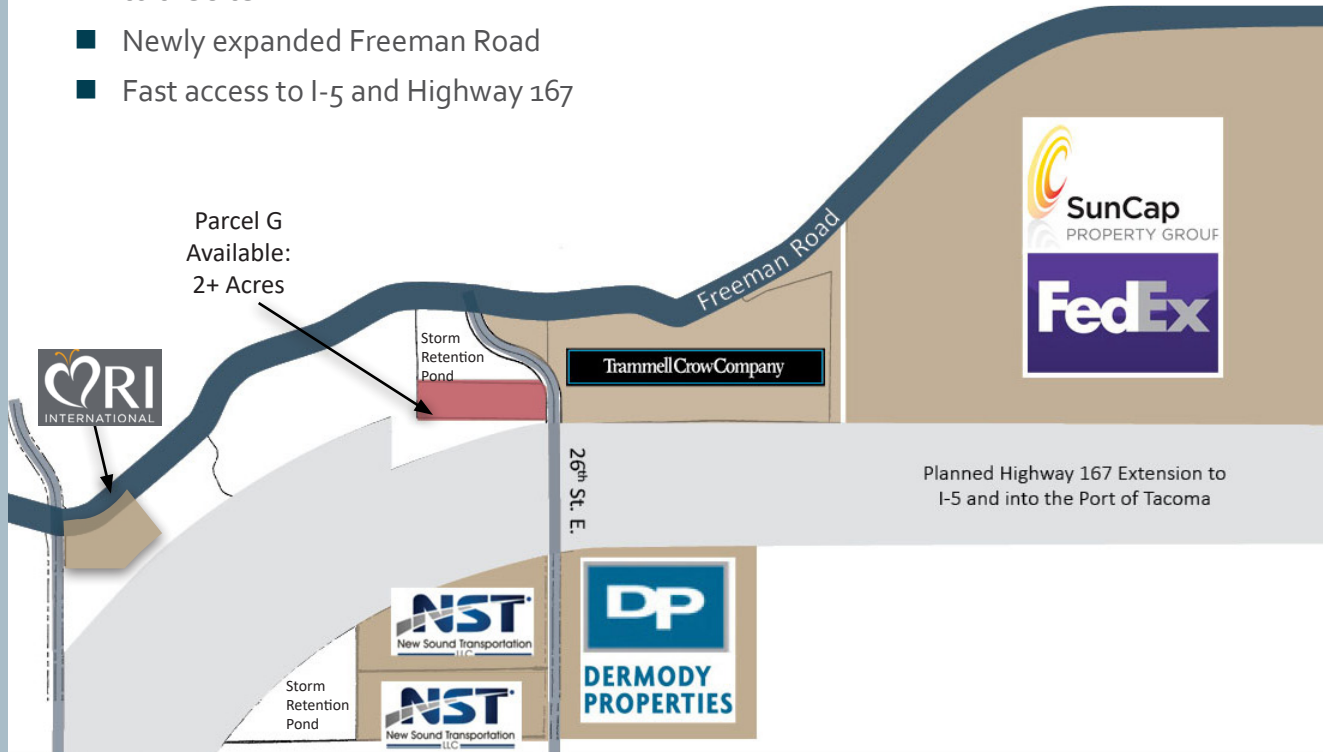
www.benaroya.com  **Benaroya**

SITE

PREMIUM SHOVEL READY PARCEL OFF OF FREEMAN ROAD

FEATURES

- ± 2 Acres (± 87,201 SF)
- Fully entitled site, ready for development
- \$16.75/sf (\$1,460,000)
- Zoned Industrial, City of Fife
- Utilities, water, and underground power to the site
- Newly expanded Freeman Road
- Fast access to I-5 and Highway 167
- Easy transit access
- Plentiful neighborhood amenities
- Located above 100-year floodplain
- Seller Financing available



PORT OF TACOMA



SAMPLE SITE PLAN

SITE AREA
87,201 SF (2.00+ ACRES)

BUILDING AREA

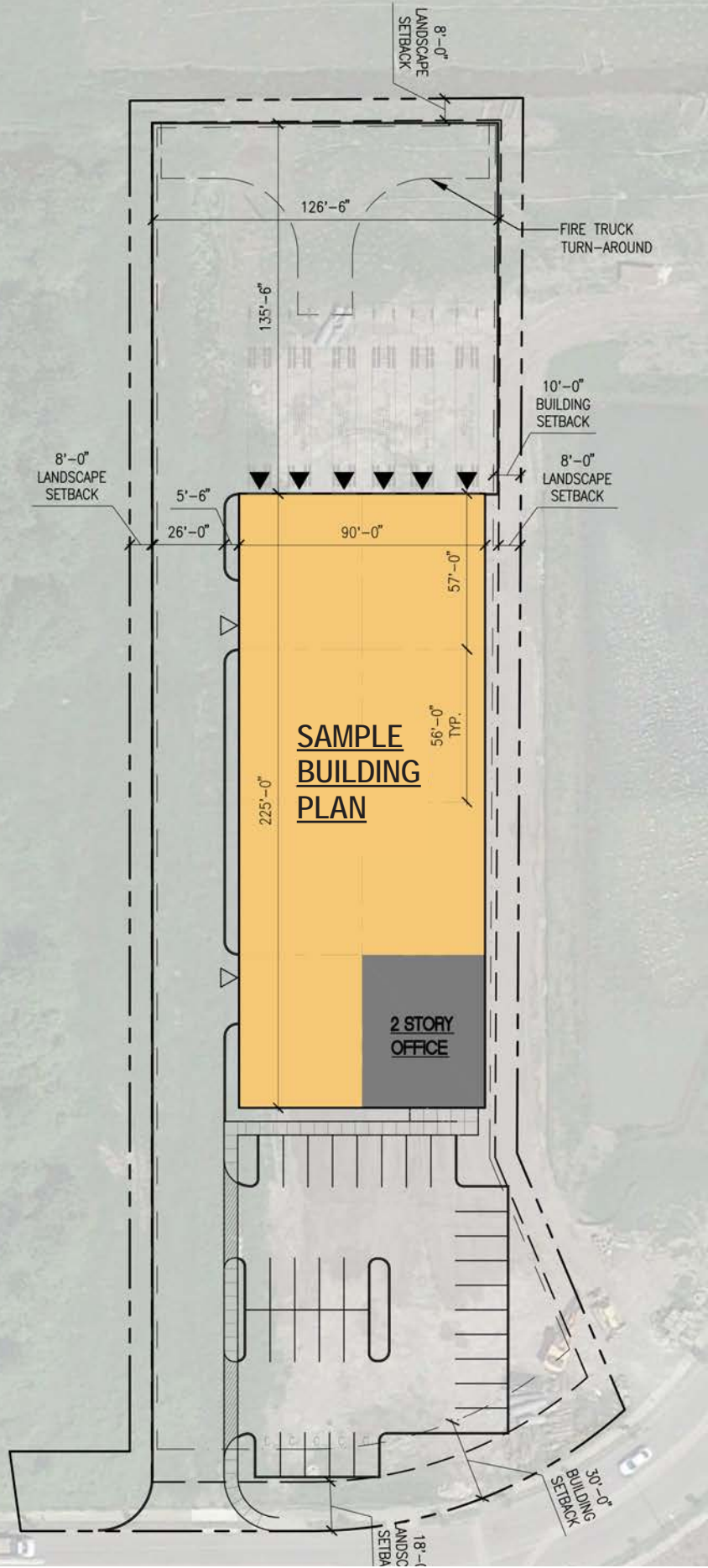
2,520 SF OFFICE	- 1ST FLOOR
17,730 SF WHSE.	- 1ST FLOOR
20,250 SF	- 1ST FLOOR
2,520 SF OFFICE	- 2ND FLOOR MEZZANINE
22,770 SF	- TOTAL

ZONE
INDUSTRIAL

PARKING:
17 STALLS-5,040 SF OFFICE @ 1/300
12 STALLS-17,730 SF WHSE @ 1/1500
±29 TOTAL STALLS REQUIRED

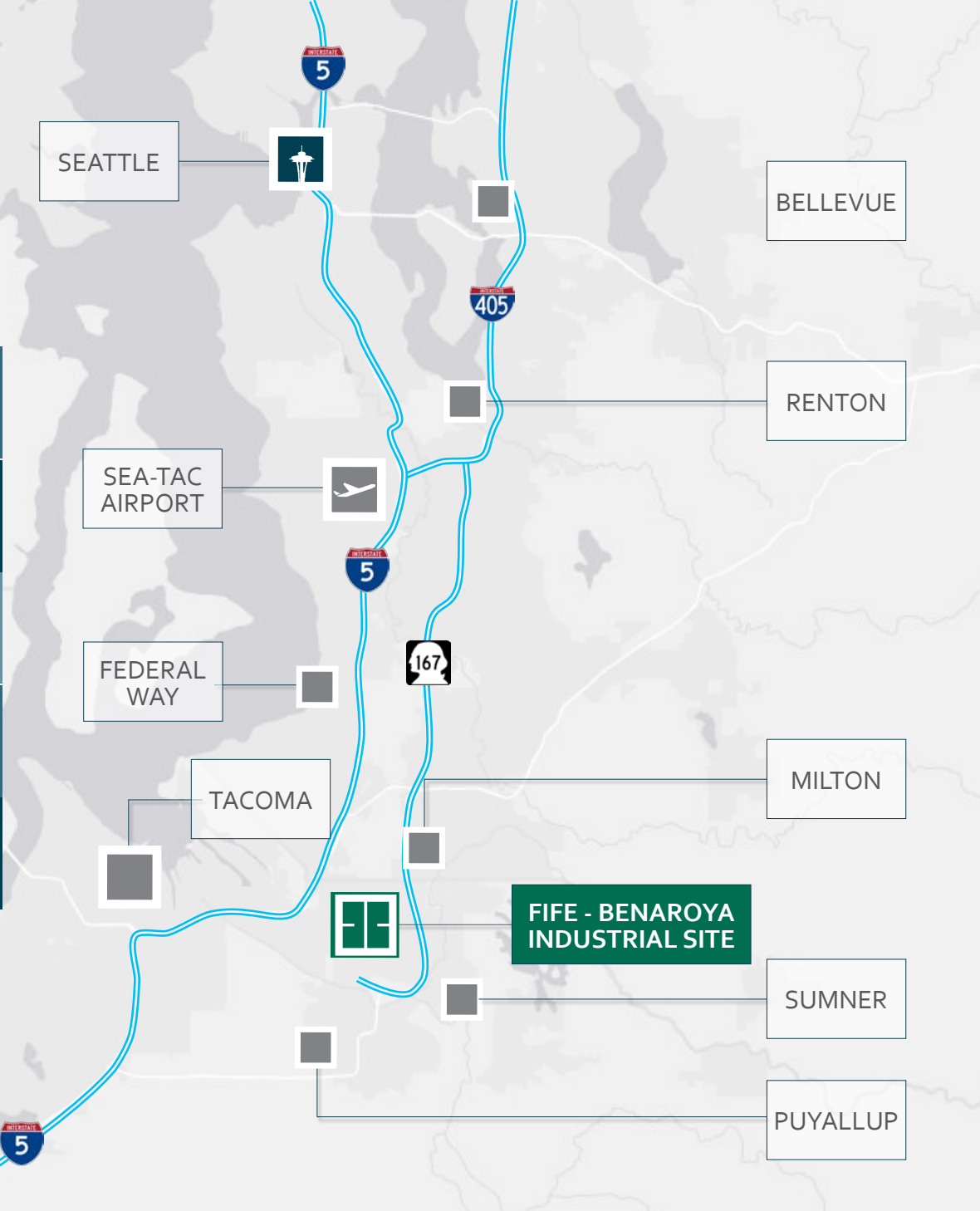
±33 STALLS PROVIDED

DOCK DOORS
▼ 6 DOCK DOORS PROVIDED
▽ 2 DRIVE-IN DOORS PROVIDED



REGION

PORT OF TACOMA 10 Mins / 5 Miles	
SEA-TAC INTL. AIRPORT 25 Mins / 21.6 Miles	
PORT OF SEATTLE 45 Mins / 33.4 Miles	
SEATTLE 38 Mins / 30 Miles	
PORTLAND 247 Mins / 148 Miles	



Port of Tacoma

Benaroya Business Park – Fife is located five miles from the Port of Tacoma, a leading North American seaport and is a primary port of call for all trans-pacific Asian shipping routes.

Foreign Trade Zone

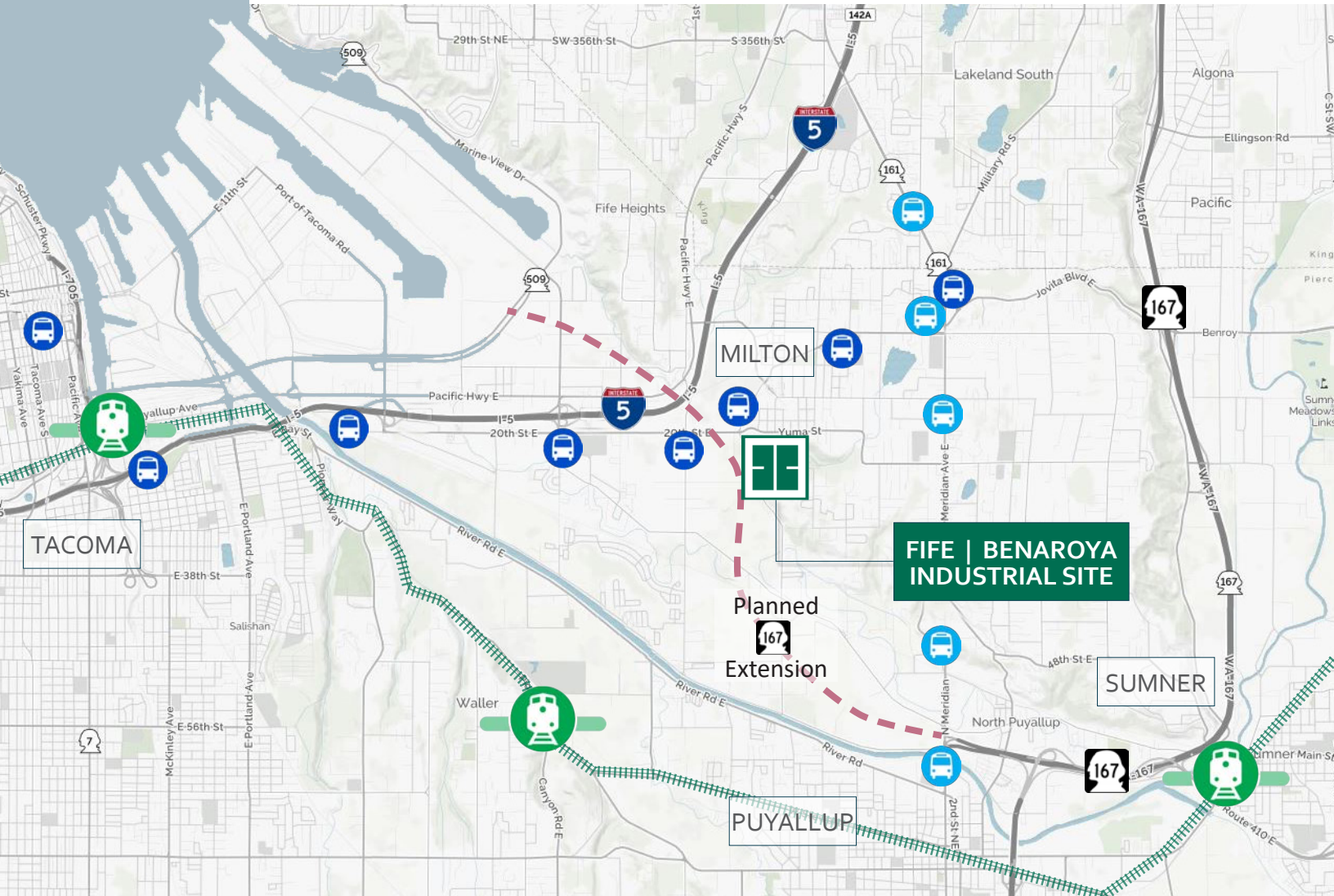
Benaroya Business Park – Fife offers the opportunity for companies/industries to acquire Foreign Trade Zone status. Tenants/ Owners within the Park will have the ability to take advantage of reduced duty rates on imported goods, duty exemption on re-exports, weekly entry savings and duty deferral.

Access

Benaroya Business Park – Fife has easy access to Interstate 5, State Route 167, State Route 509 and State Route 161. The recently approved expansion of State Route 167 will provide streamlined entry to the Port of Tacoma making the Park an ideal location for warehouse, distribution and manufacturing activities.

TRANSPORTATION

FAST ACCESS TO I-5 AND HIGHWAY 167



Supported by easy transit access and neighborhood amenities, Fife is experiencing a surge in both commercial and residential development which will further accelerate the completion of extension of SR 167 which runs adjacent to the property.



Sounder Train - Tacoma/Seattle Route | Closest station is 4.8 miles in Puyallup



Pierce Transit Bus Route 501 | Stop is 1/10 of a mile from Property
Tacoma - Fife - Milton - Edgewood - Federal Way



Pierce Transit Bus Route 402 | Puyallup - Edgewood - Milton - Federal Way

RESTAURANTS

1. Dave's of Milton
2. Domino's
3. Milton Wok
4. Ranchito Mexican
5. Yoko Teriyaki
6. Starbucks
7. Denny's
8. Johnny's at Fife
9. Warthog BBQ Pit
10. Bud's Saloon & Steakhouse
11. Subway
12. Pho Tai
13. Louie G's Pizzeria
14. Fife Teriyaki
15. Sapporo & Sushi
16. Poodle Dog Restaurant
17. Jersey Mike's Subs
18. DQ Grill & Chill
19. The Mill Restaurant & Sports Bar
20. Taco Bell
21. Pizza Hut
22. Puerto Vallarta Mexican
23. McDonald's

RETAIL

1. Safeway
2. Rite Aid
3. Costco
4. Dollar Tree
5. Radio Shack
6. O'Reilly Auto Parts
7. Walgreens
8. 7-Eleven
9. MJ Liquor
10. Pet Pros
11. GNC

PARKS & RECREATION

1. Interurban Trail Trailhead
2. Hylebos Wildlife Trail
3. Levee Pond Park
4. Milton Community Park
5. Milton Activity Center

BANKS

1. US Bank
2. Columbia Bank
3. Key Bank
4. Bank of America
5. Kitsap Bank
6. Fife Commercial

HOTELS

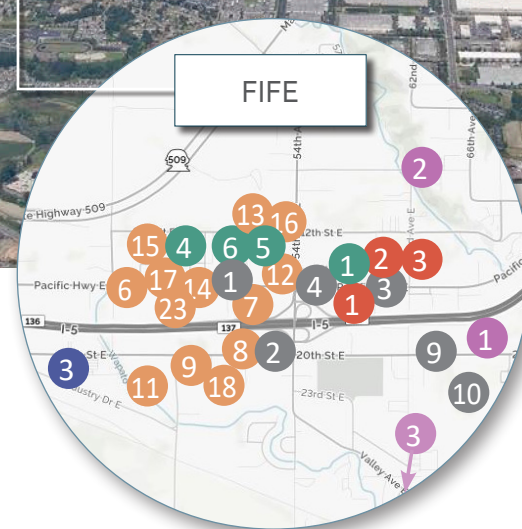
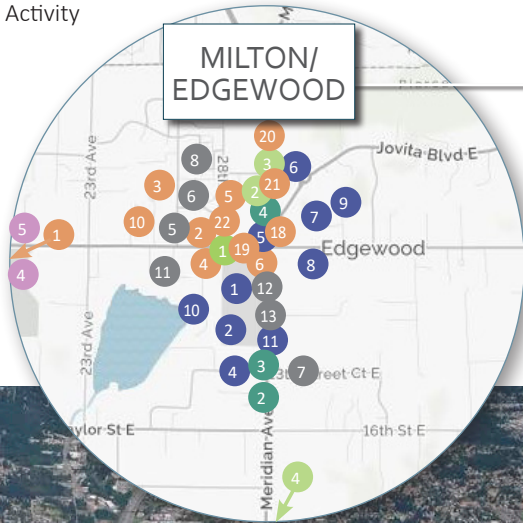
1. Emerald Queen Hotel & Casino
2. Days Inn
3. Quality Inn & Suites

FITNESS

1. Anytime Fitness
2. Karate Edge
3. Fitness 19
4. Jupiter Tennis Center

SERVICES

1. WA State Vehicle Emission Inspection
2. Chevron Fife
3. Shell Station
4. 76 Station
5. Franciscan Medical Clinic
6. La Petite Academy
7. Dill Animal Hospital
8. Pro Cleaners
9. Fife Pierce County Library
10. Paws-Abilities Dog Center & Daycare
11. US Post Office
12. Les Schwab Tire Center
13. Edgewood Veterinary Clinic



FIFE - BENAROYA INDUSTRIAL SITE