# GATEWAY I

SPEC BLDG A: ±277,600 SF SPEC BLDG B: ±103,492 SF DELIVERY Q4 2020

117xx Spanaway Loop Road South / Tacoma, WA 98444

FOR LEASE / FOR SALE / BTS

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PANATTONI<sup>®</sup>



## PROJECT FEATURES

- ±277,600 SF Spec Building ±103,492 SF Spec Building
- Great freeway access with Interstate 5 located approximately 1.2 miles away
- Standalone Buildings
- Close proximity to the Port of Tacoma (13 miles)
- Delivery Q4 2020
- Desirable Lakewood location with high functionality and appeal to a variety of industrial uses

### POTENTIAL USES

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

### **BUILDING SPECS**

#### ±277,600 SF AND ±103,492 SF SF STANDALONE BUILDINGS ON 19.72 ACRES

• 4 grade level doors

130' truck courts

130' truck court

2 grade level doors

157 car parking spaces

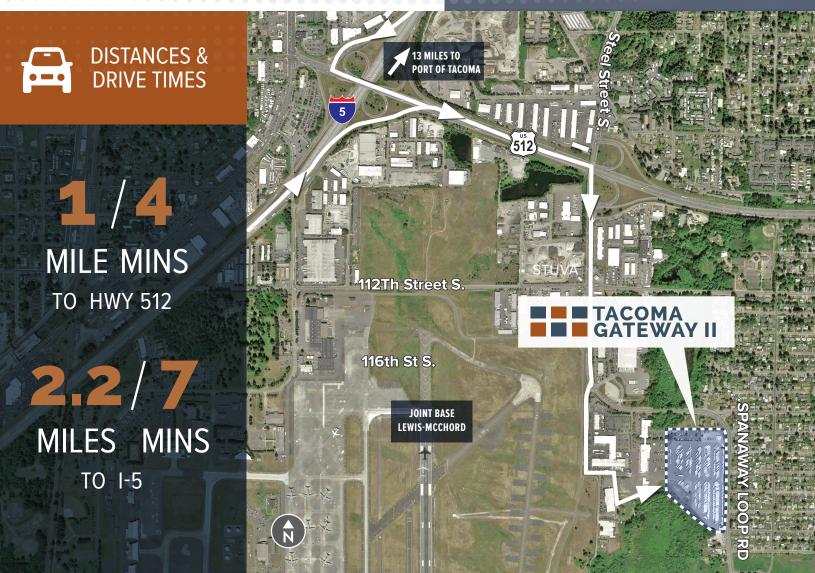
67 car parking spaces

#### **BUILDING A**

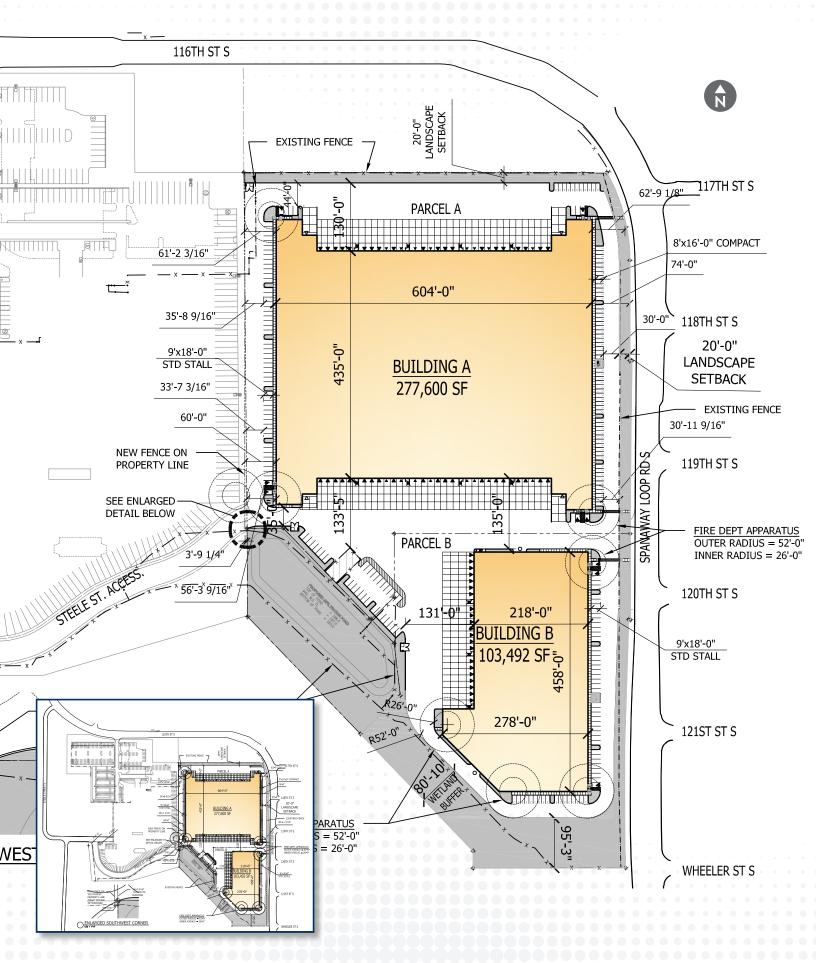
- ±277,600 SF
- 36' clear
- 58 dock high doors

#### **BUILDING B**

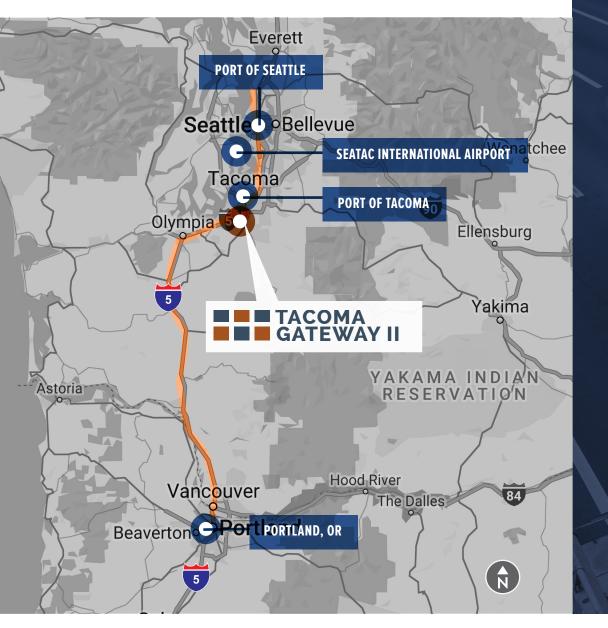
- ±103,492 SF
- 32' clear
- 11 dock high doors
- BTS offices
- Buildings can be multi-tenant
- Zoning: (CE) Community Employment Center, Pierce County



### SITE PLAN



# REGIONAL CONNECTIVITY





**MILES** TO SEATAC **INTERNATIONAL** AIRPORT

40. MILES TO PORT OF SEATTLE

MILES TO PORTLAND, OR

### CONTACT

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**Ü** PANATTONI<sup>®</sup> **CBRE** 



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