

FORMER LAKEWOOD GRAVEL PIT

I-5 & 47TH ST SW | LAKEWOOD, WA

FOR SALE AND LEASE

±29.08 ACRES

NEW INDUSTRIAL PROJECT ALONG I-5



PROPERTY DESCRIPTION

- 500,000 - 600,000 SF development opportunity
- Rates to be determined
- Zoned Industrial Business Park (IBP)
- I-5 Frontage
- Great Freeway Access
- Located in City of Lakewood
- Easy access
- Good truck maneuverability

BRUCE VALENTINE

253.779.2400

bvalentine@neilwalter.com

NICK RATZKE

253.779.2414

nratzke@neilwalter.com

W NEIL WALTER
C O M P A N Y

All square footage references are approximate. The information contained herein is from sources deemed reliable. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters.

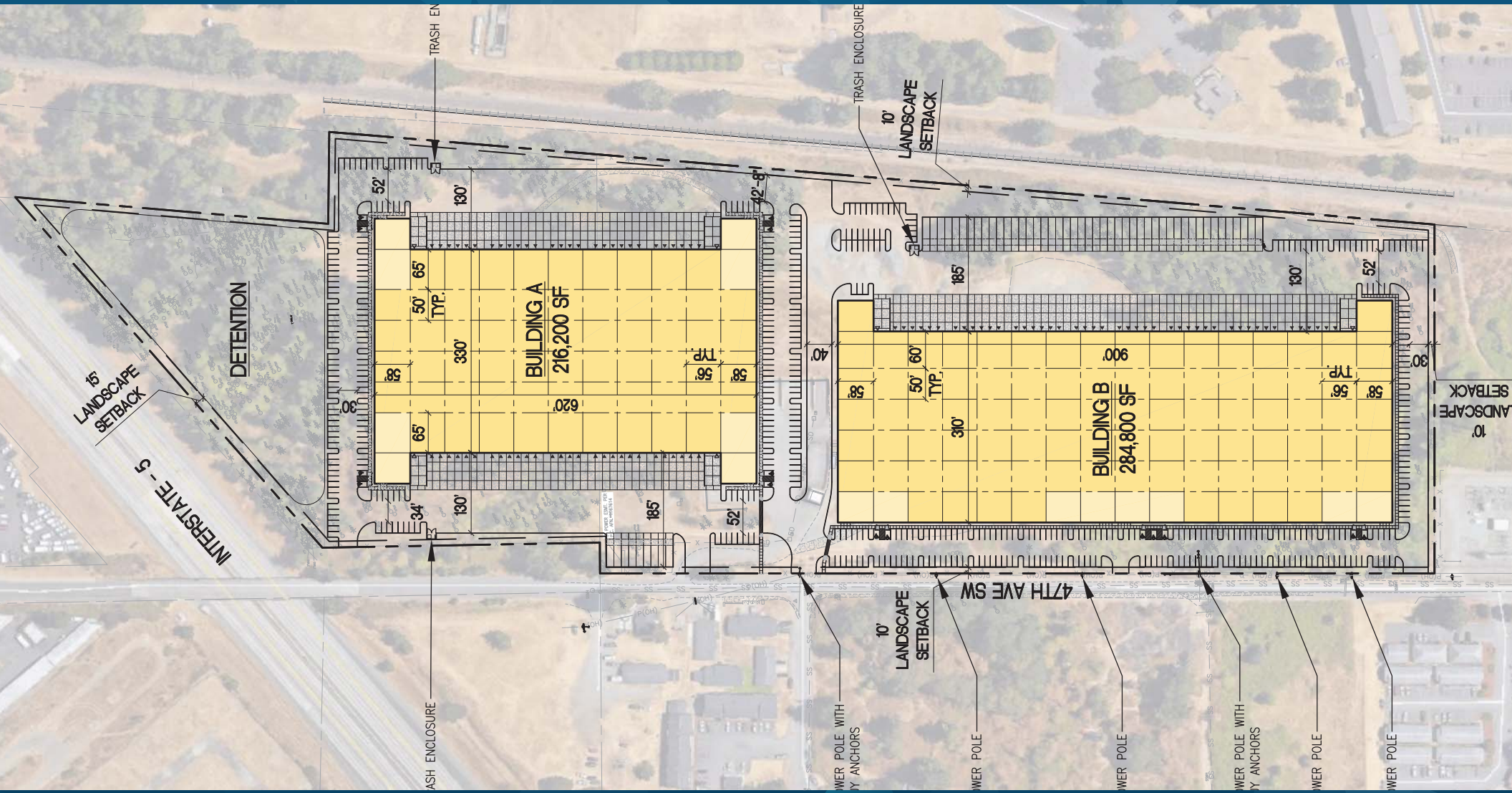
CONCEPTUAL SITE PLAN

501,000 SF Total

Two Buildings

130' Truck Courts

Trailer Parking



FORMER LAKEWOOD GRAVEL PIT

I-5 & 47TH ST SW | LAKEWOOD, WA

1940 East D St #100

Tacoma, WA 98421

253.779.8400

www.neilwalter.com



NEIL WALTER
C O M P A N Y



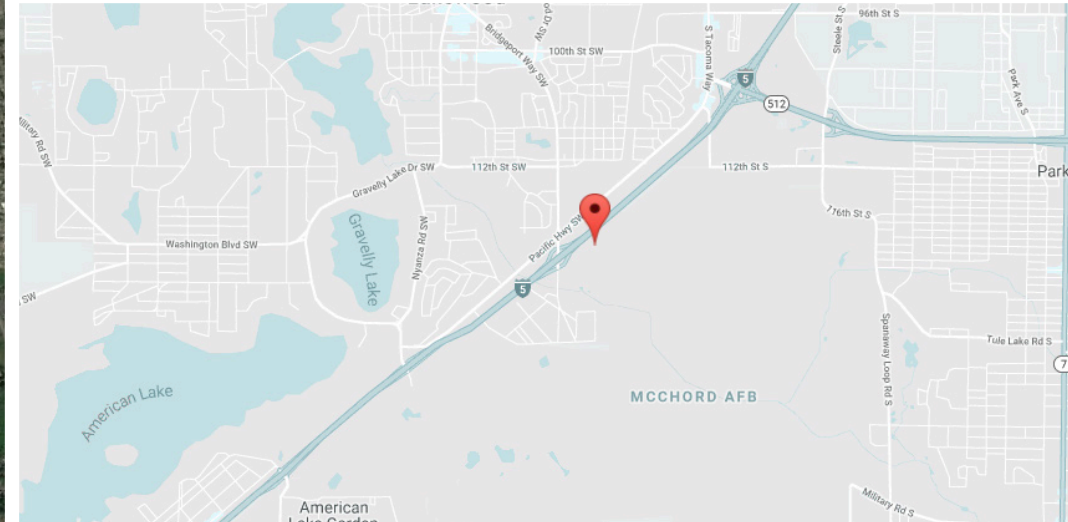
- 0.9 miles to I-5
- 1.8 miles to SR-512
- 14 miles to SR-167
- 19.8 miles to WA-18
- 8.6 miles to WA-16
- 14.7 miles to SR-410
- 40 miles to I-90



- 13 miles to Port of Tacoma
- 40 miles to Port of Seattle
- 22 miles to Port of Olympia



- 32 miles to Sea-Tac Airport



BRUCE VALENTINE
253.779.2400
bvalentine@neilwalter.com

NICK RATZKE
253.779.2414
nratzke@neilwalter.com

All square footage references are approximate. The information contained herein is from sources deemed reliable. It is provided without representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation of all matters.