

SPEC BLDG A: ±271,750 SF SPEC BLDG B: ±105,450 SF DELIVERY Q4 2020



117xx Spanaway Loop Road South / Tacoma, WA 98444

FOR LEASE / FOR SALE / BTS



CBRE

PROJECT FEATURES

- ±271,750 SF Spec Building ±105,450 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

±271,750 SF AND ±105,450 SF STANDALONE BUILDINGS ON 19.72 ACRES

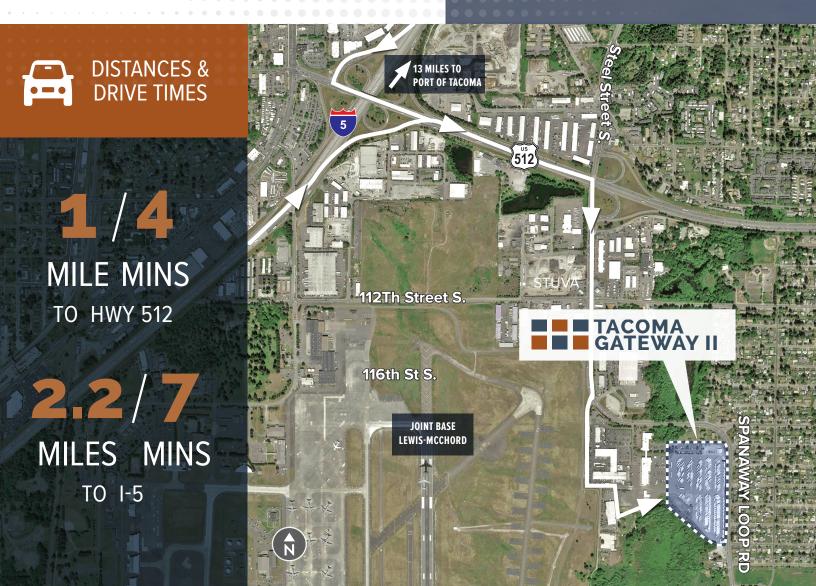
BUILDING A

- ±271.750 SF
- 36' clear
- 56 dock high doors
- 3 grade level doors
- 156 car parkin spaces
- 130' truck courts

BUILDING B

- ±105,450 SF
- 32' clear
- 11 dock high doors
- 61 car parking spaces
- 130' truck court
- 2 grade level doors

- BTS offices
- Buildings can be multi-tenant
- Zoning: (CE) Employment Center, Pierce County

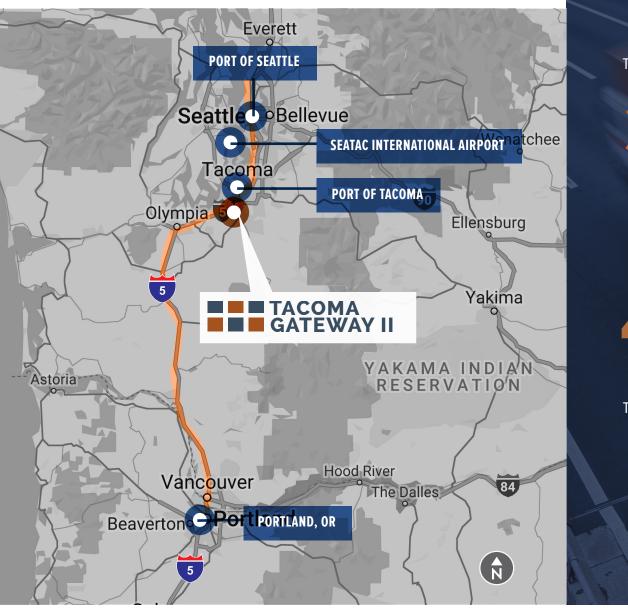


SITE PLAN





REGIONAL CONNECTIVITY



MILES TO PORT OF TACOMA **MILES** TO SEATAC INTERNATIONAL **AIRPORT** TO PORT OF SEATTLE

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