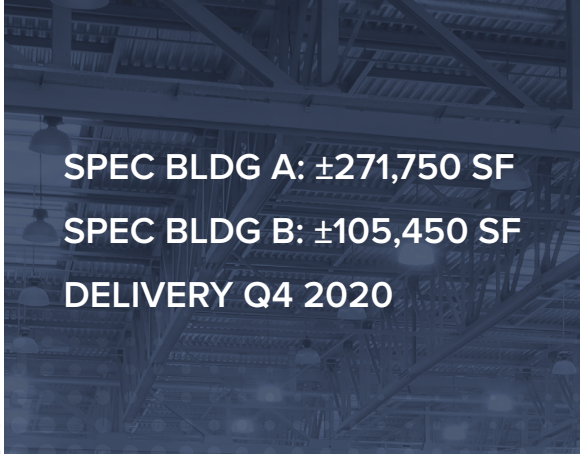




TACOMA GATEWAY II



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

 PANATTONI®

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 parking spaces
- 130' truck courts

BUILDING B

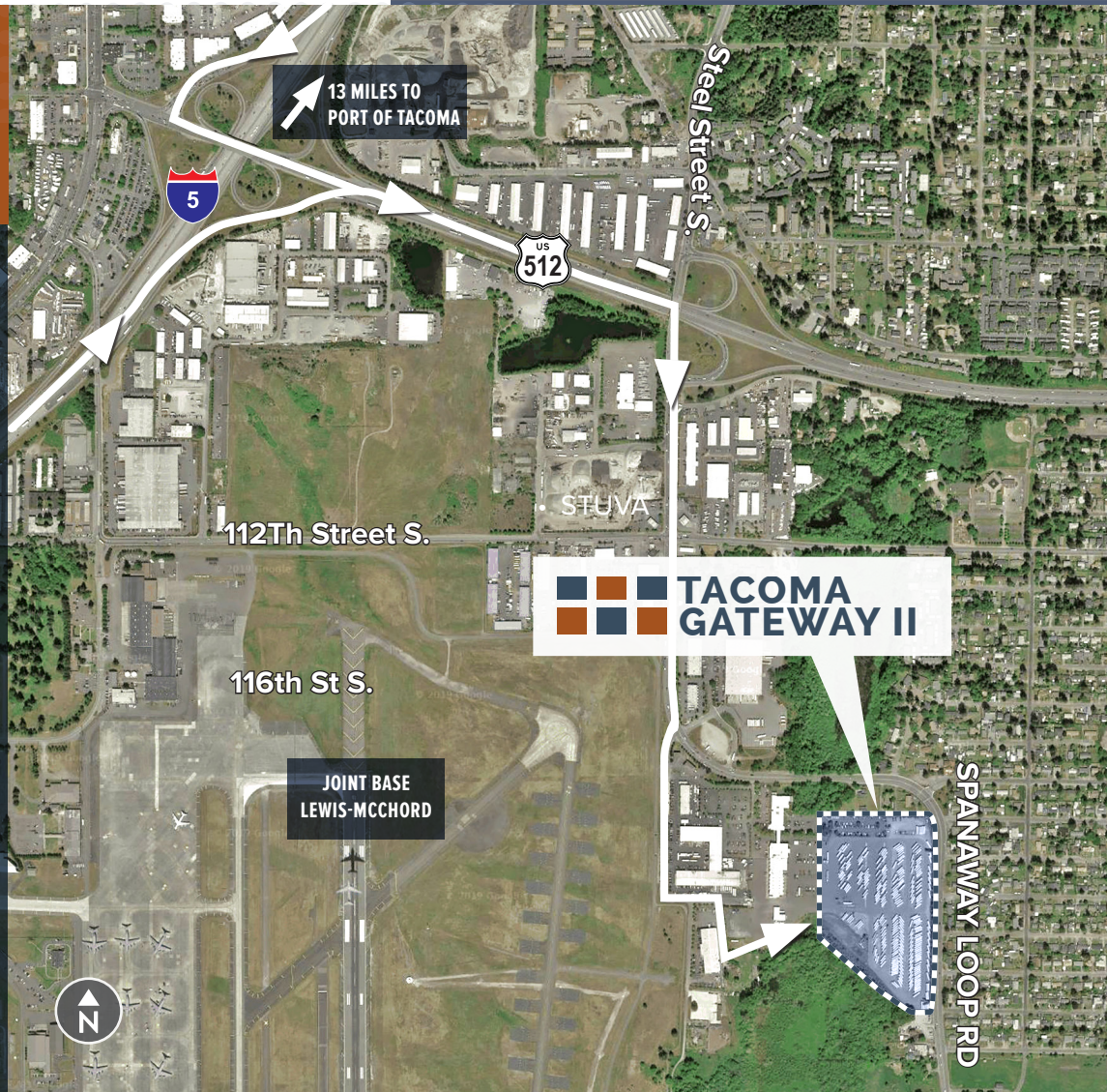
- ±105,450 SF
- 32' clear
- 11 dock high doors
- BTS offices
- Buildings can be multi-tenant
- Zoning: (CE) Employment Center, Pierce County
- 61 car parking spaces
- 130' truck court
- 2 grade level doors



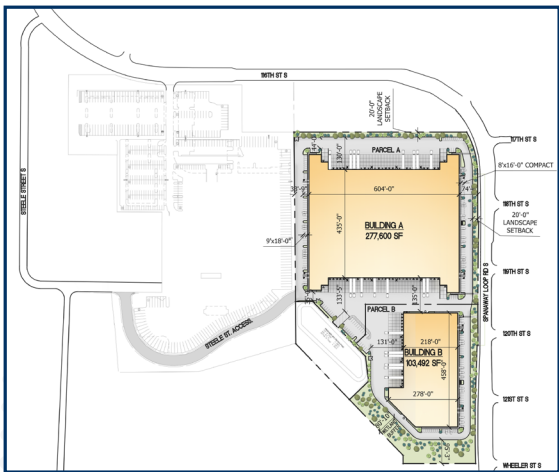
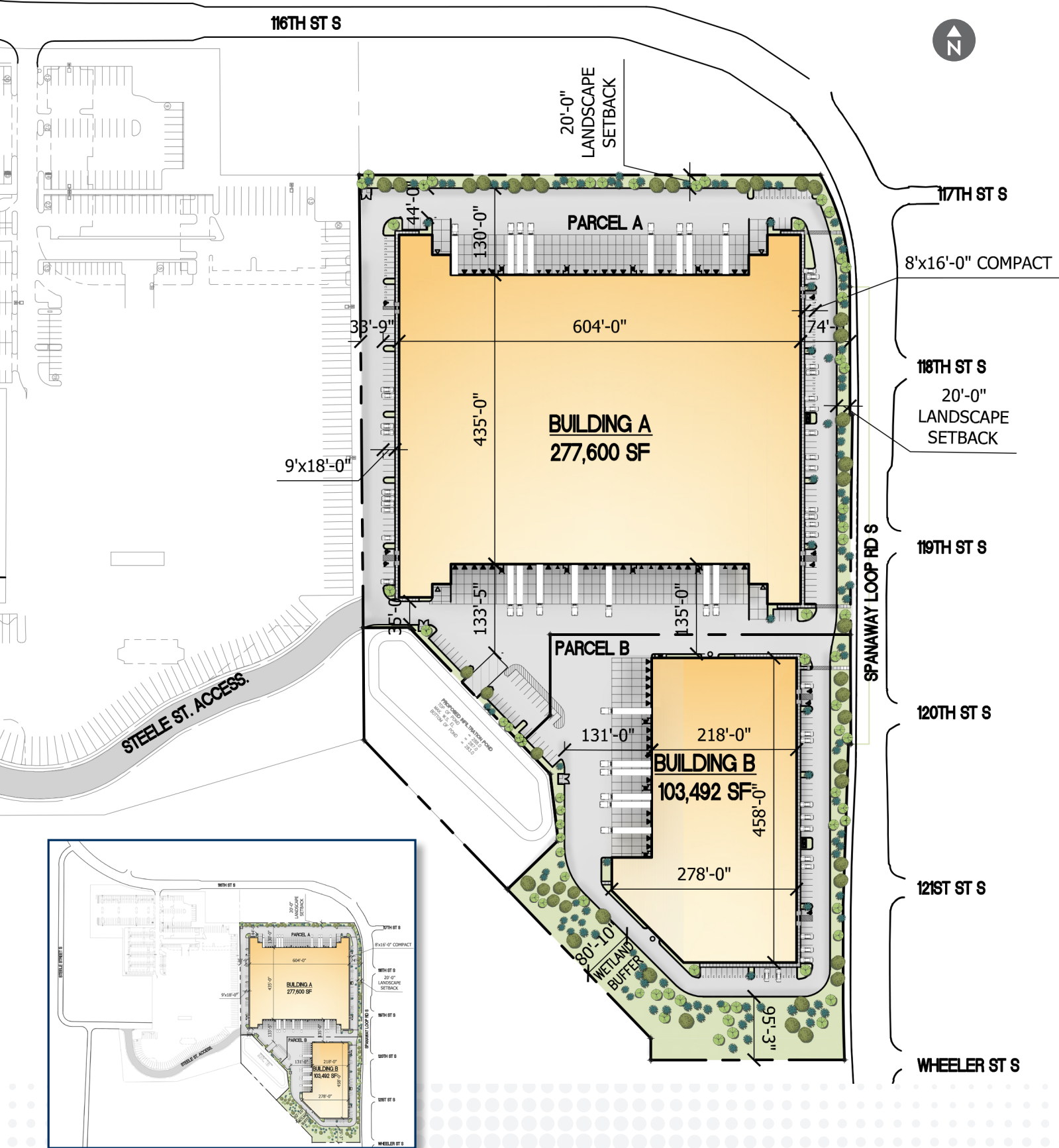
DISTANCES &
DRIVE TIMES

1 / 4
MILE MINS
TO HWY 512

2.2 / 7
MILES MINS
TO I-5



SITE PLAN





REGIONAL CONNECTIVITY



13
MILES
TO PORT OF SEATTLE

31.6
MILES
TO SEATAC
INTERNATIONAL
AIRPORT

40.6
MILES
TO PORT OF SEATTLE

139
MILES
TO PORTLAND, OR

CONTACT

MONTE DECKER

Senior Vice President

+1 253 596 0041

monte.decker@cbre.com

SHAWN CHILDS

Senior Associate

+1 206 442 2749

shawn.childs@cbre.com



CBRE, Inc. | 1201 Pacific Avenue | Tacoma, WA 98402