

HAWKS PRAIRIE 111 CORPORATE PARK

Build-to-Suits of 25,000 SF - 200,000 SF or Pad-Ready Land Sites for Sale

Hogum Bay Road NE • Lacey • Thurston County • Washington



Strategically located with immediate access to Interstate-5, Hawks Prairie 111 Corporate Park benefits from being only 30 minutes from The Port of Tacoma, and within one hour of The Port of Seattle, Seattle, Washington and within two hours of Portland, Oregon. Developed by Teutsch Partners, Hawks Prairie 111 Corporate Park offers build-to-suit opportunities for sale or lease in sizes ranging from 25,000 SF to 200,000 SF or pad-ready land sites for sale or lease.



Washington Real Estate Advisors, LLC

HAWKS PRAIRIE III CORPORATE PARK

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CLOSE PROXIMITY TO THE PORT OF TACOMA

HYPOTHETICAL SITE PLAN



AVAILABILITY

	Proposed Building Size	Site Size
Building A ~ Lot 1	169,000 SF	9.88 Acres
Building F ~ Lot 10	144,500 SF	10.03 Acres
Building H ~ Lot 12	700,000 SF	41.60 Acres
Building K ~ Lot 16	500,000 SF	30.84 Acres
Building N ~ Lot 19	82,050 SF	5.21 Acres
Building O ~ Lot 20	200,000 SF	12.34 Acres

FEATURES

Hawks Prairie III goes well beyond the typical light industrial park in amenities and setting. Located only one mile from Interstate 5, adjacent to a 36 hole golf course and minutes from Tolmie State Park on Puget Sound, it offers a wide range of recreational activities both on and off campus.

Forty eight acres of the one hundred and sixty acre site have been permanently set aside on the campus perimeter for woodland and wetlands, with jogging trails and a recreational area. Thoroughfares within the park will reflect the highest standards for landscaping and design with bike lanes, sidewalks and spacious streets.

The surrounding area provides an abundance of affordable housing, excellent schools, a low cost of living and a strong work force. Planned residential communities and major retail centers are all in the neighborhood.



* The site plan above is hypothetical and could be modified to meet different size requirements up to 200,000 SF. Similarly, land sites without buildings are available for purchase, and lot lines can be divided, combined, or otherwise adjusted to meet different requirements.

Developed by:



Wilma M. Warshak, SIOR
 Managing Partner
 Phone: 206.409.1432
 wilma.warshak@wa-rea.com

Zane D. Shiras, CCIM
 Senior Associate
 Phone: 206.838.5493
 zane.shiras@wa-rea.com



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F
E
A
T
U
R
E
S

Easy access to Interstate-5
(North and South)

Proximity to Ports

- 30 Minutes to Port of Tacoma
- 60 Minutes to Port of Seattle

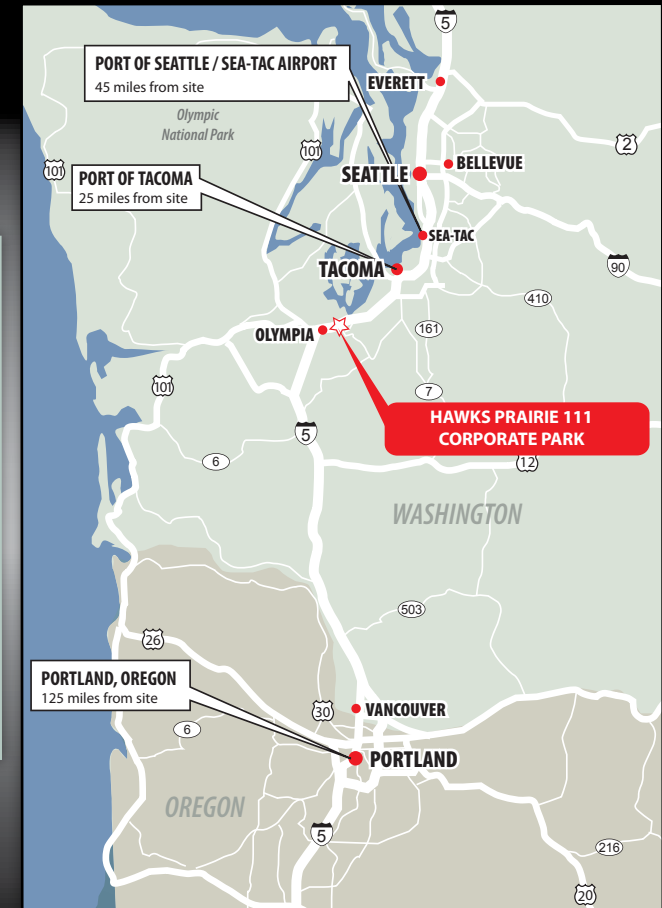
Soils allow for year-round construction

Strong labor market

Proven distribution and manufacturing market from a wide range of users, including:

- Target: 2.0 Million sq ft
- Home Depot: 750,000 sq ft
- Harbor Wholesale: 200,000 sq ft
- Fasteral (Planned): 200,000 sq ft
- Medline: 700,000 sq ft

Close proximity to retail and residential areas



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