

FOR LEASE

NORTHWEST LOGISTICS CENTER

PHASE II, BUILD TO SUIT - 500,000 + SF

3025 INTERNATIONAL PLACE

Dupont, WA 98327



CONTACT US

MONTE DECKER, CCIM

First Vice President
+1 253 596 0041
monte.decker@cbre.com

CBRE, Inc.
1201 Pacific Avenue , Suite 1502
Tacoma, WA 98402



Please visit our website at:

www.cbre.com/nw_logistics_center

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AVAILABLE SPACE

PHASE I: **LEASED**

PHASE II: 500,000 – 695,000 Sq.Ft. double loaded facility; 32.15 Acres **(Build to Suit)**

PROPERTY INFORMATION

- + 36' Clear Height, 130' truck courts, all concrete parking and truck court areas
- + 8" Slab able to deliver above industry standard slab rating of potentially up to 1,300 lbs. per Sq.Ft.
- + High efficiency lighting, ESFR Sprinklers, and heavy power available
- + 2,000 amps of 480/277 3-phase power
- + Located one mile from I-5 and 17 miles from the Port of Tacoma
- + State-of-the-art distribution facilities new to the Puget Sound Market
- + 46 Total Acres, 2-phase development project

Northwest Logistics Center is located in the City of DuPont, only one mile from I-5 and 17 miles from the Port of Tacoma. DuPont is an emerging industrial submarket and with the recent opening of Amazon's one million square foot fulfillment center in DuPont, it is becoming a great location for large scale distributors.



PHASE II

CENTER DRIVE & INTERNATIONAL PLACE

Dupont, WA 98327



SITE SPECIFICS	PHASE I	PHASE II
LAND AREA (ACRES)	13.75	32.15
SQ FT AVAILABLE	225,000	500,000 up to 695,000
SEPA	Approved	Approved
TRAILER PARKING	Yes	200-300 stalls
TRUCK COURTS	130+ feet	130+ feet
DOCK DOORS	68	132
DELIVERY DATE	Dec 2014	BTS

CLEAR HEIGHT COMPARISONS

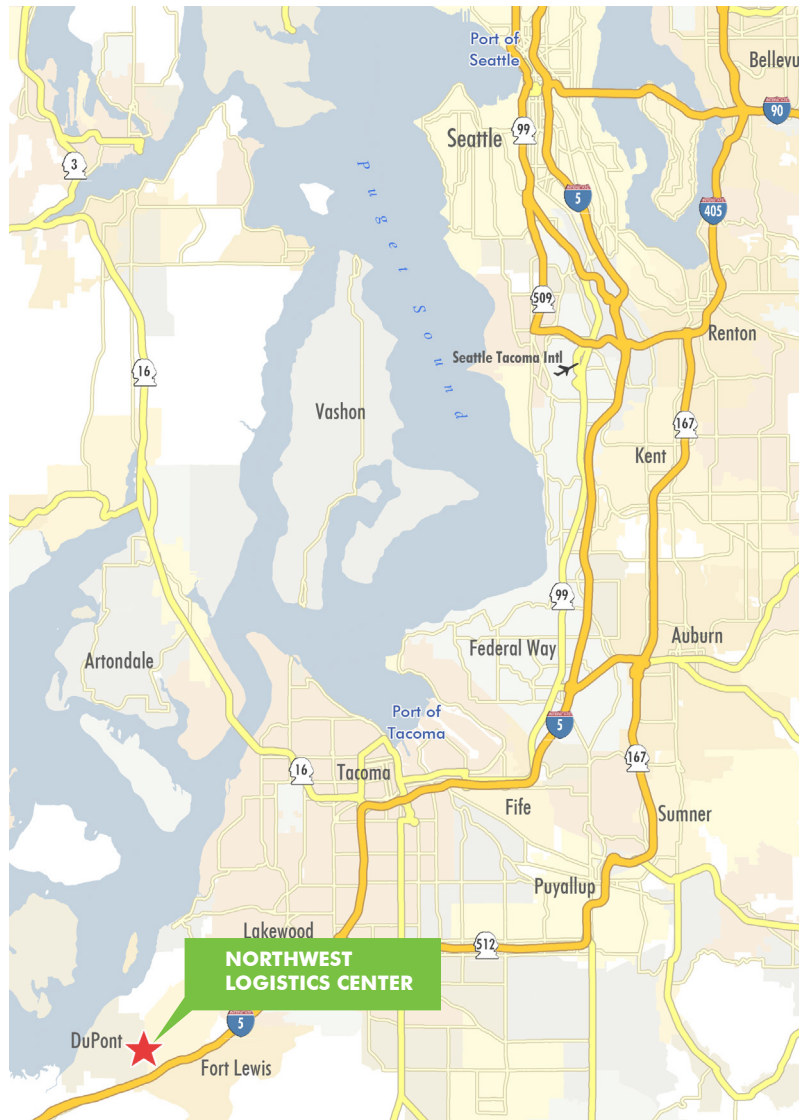
36' CLEAR HEIGHT 225,000 SQUARE FOOT COMPARED TO OTHER STANDARD CLEAR HEIGHTS

	36' CLEAR	30' CLEAR	24' CLEAR
Volume Increase	100%	120%	150%
Comparable Shell Sq.Ft.	225,000	270,000	337,500

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REGIONAL MAP



DISTANCE TO MAJOR METRO LOCATIONS (During rush hour)	MILES	DRIVE TIME*
Port of Tacoma	17 miles	30 minutes
Port of Seattle	46 miles	55 minutes
Sea-Tac International Airport	37 miles	45 minutes
Downtown Tacoma	16 miles	25 minutes
Downtown Seattle	48 miles	55 minutes
Downtown Portland	128 miles	2 hours

*Estimated drive times via TomTom.com

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