

Meridian Campus Corporate Park Building D & E Warehouse/Distribution Available for Lease

9127 & 9107 Polaris Lane NE | Lacey, WA

CBRE is pleased to offer the newest opportunity at Meridian Campus Corporate Park, a premiere development project from Dermody Properties. The Meridian Campus Corporate Park in Lacey, Washington consists of three buildings totaling 459,551 square feet and 18 acres of land upon which Dermody Properties is developing a new distribution facility totaling 318,028 square feet. Construction has started with a completed shell delivery date of August 2018.



A Dermody Properties project represented by:

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Property Overview

Available Space Total: ±459,551

For Sale or Lease \$0.42/PSF (Shell) / \$0.90 PSF (Office)

PROPERTY SUMMARY

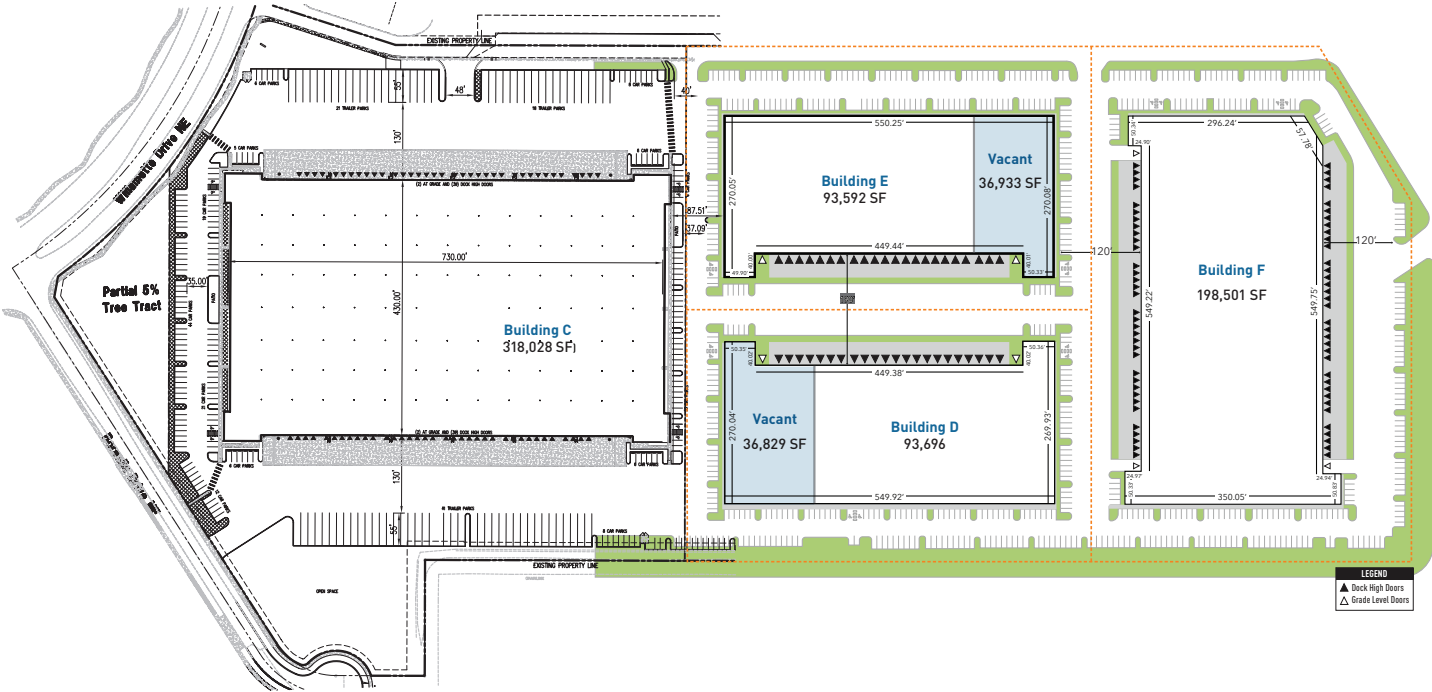
Building D - 9127 Polaris Lane NE		Building E - 9107 Polaris Lane NE	
Vacancy Size: ±36,829 SF	Clear Height: 30' Clear Height	Vacancy Size: ±36,933 SF	Clear Height: 30' Clear Height
Office Area: Build-to-Suit	Loading Doors: 5 dock-high (2 pit levelers) 1 oversized drive-in door ramp	Office Area: Build-to-Suit	Loading Doors: 9 dock-high (2 pit levelers) 1 oversized drive-in door ramp
Column Spacing: 50' x 50'	Fire Protection System: ESFR	Column Spacing: 50' x 50'	Fire Protection System: ESFR
Parking: 50 spaces	Lighting: LED Energy Efficient Lighting - 2% Skylight coverage	Parking: 48 spaces	Lighting: LED Energy Efficient Lighting - 2% Sky- light coverage
Year Built: 2009	Structure Exterior: Concrete Tilt-up	Year Built: 2009	Structure Exterior: Concrete Tilt-up
Site Area: 18 Acres	HVAC Systems: Chiller freezer	Site Area: 18 Acres	HVAC Systems: Chiller freezer
Zoning: Industrial Commercial	Electric: 3-Phase power, 600 amps	Zoning: Industrial Commercial	Electric: 3-Phase power, 600 amps
Floors: 6" Concrete Slab	Roof: 45 mil Single Ply TPO roof - R-19 vinyl faced insulation	Floors: 6" Concrete Slab	Roof: 45 mil Single Ply TPO roof - R-19 vinyl faced insulation

Estimated Drive Times

Seattle	60 minutes
Tacoma	30 minutes
Portland	120 minutes

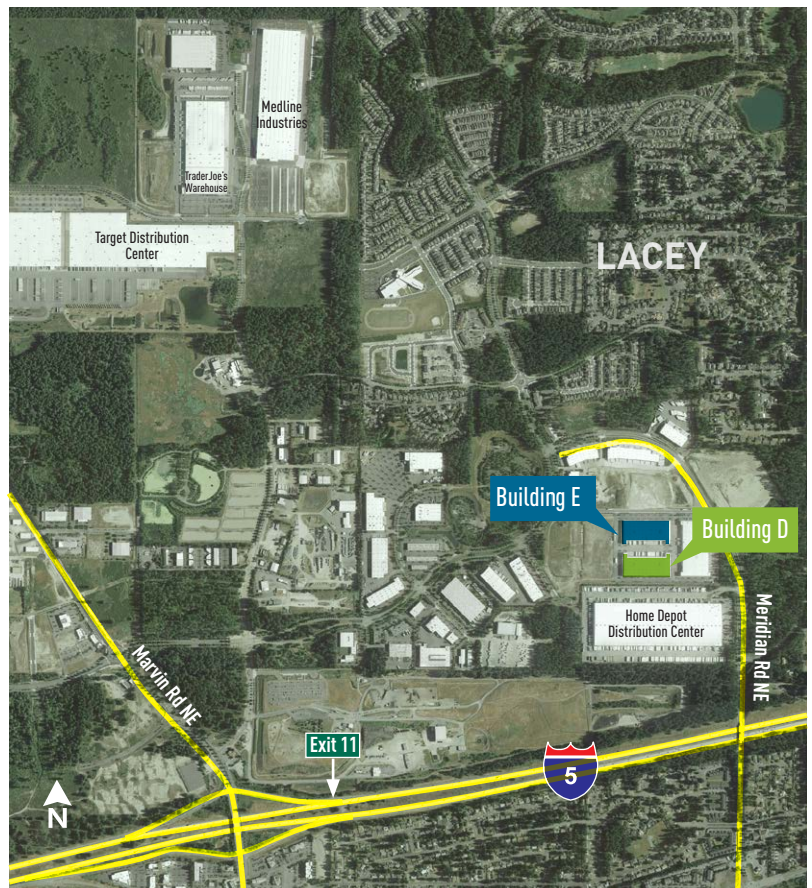
Site & Floor Plan

EXISTING SITE PLAN



Lacey, Washington Overview

Meridian Campus Corporate Park in Lacey, WA is home to some of the largest companies within the Puget Sound Region. Home Depot, Target, Trader Joe's, and Medline have large regional distribution centers here. Located within 30 minutes of the Port of Tacoma and less than 2 hours from the Port of Portland, Meridian Campus is strategically positioned well for companies looking to service both the Puget Sound and Portland markets from a single location. Supported by the Washington State capitol in nearby Olympia, WA and Joint Base Lewis-McChord in Lakewood, WA immediately north, it offers a diverse location that has immediate access to Interstate 5 via Exit 111 or Exit 114.



About Dermody Properties

Dermody Properties is a privately owned industrial real estate investment, development and management firm which specializes in acquisitions and development of industrial real estate in strategic locations for e-commerce fulfillment centers, third party logistics and distribution customers. Founded in 1960, Dermody Properties has invested in more than 70 million square feet of industrial space.

LogistiCenterSM is a national trademark brand, owned and developed by Dermody Properties. It represents the firm's business philosophy of developing Class A distribution facilities that meet the supply-chain requirements of the most innovative companies. All LogistiCenterSM facilities are designed to meet best practices in sustainable design and construction, and incorporate building features, such as additional clear height and extra trailer and car parking, that enable companies to execute their operations more effectively and efficiently.



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