



LogistiCenterSM at Auburn, Building A Warehouse/Distribution Available for Lease

1051 C Street SW | Auburn, WA 98001

About Dermody Properties

Dermody Properties is a privately-owned real estate investment, development and management firm that specializes in the acquisition and development of logistics 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 89 million square feet of logistics space. In addition to its regional office and company headquarters in Reno, NV, Dermody Properties has regional offices in northern and southern California, Atlanta, Phoenix, Seattle, Dallas, Chicago and New Jersey. For more information, visit www.Dermody.com.

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.



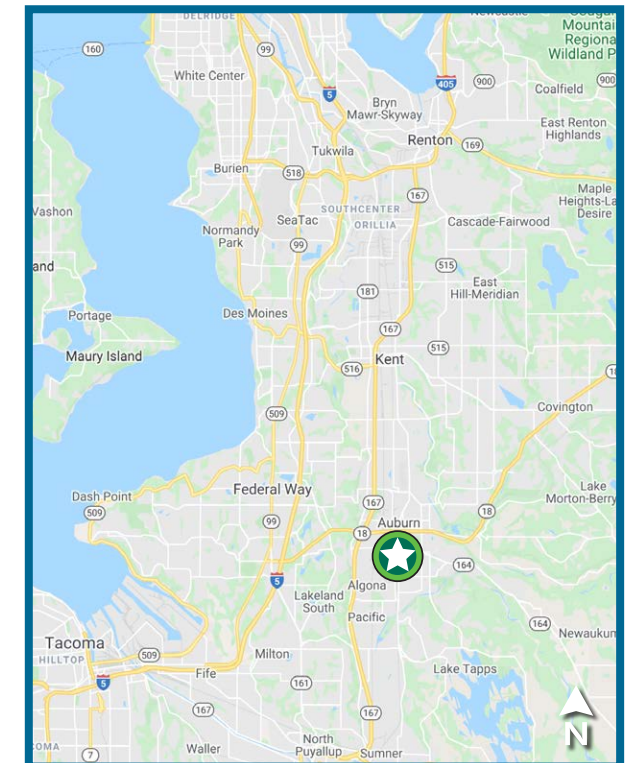
Dermody.com | 425-214-7430

The Auburn submarket is a prime location for logistics and manufacturing users comprised of 27.2MSF. It is well located on I-5, SR-18 and SR-167, and centrally positioned in the region's largest industrial market. Auburn has many amenities and a robust work force. A public airport serving charter and recreational flying is less than three miles to the north, a 1.4 msf outlet shopping center is a mile to the west. The Ports of Tacoma and Seattle are the fourth largest container gateway in North America. The port handled 2.2 million TEUs in 2019 and estimated to be responsible for \$4.5 billion in business output per year.

A Dermody Properties project represented by:

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Property Overview

Available Space: 80,800SF (divisible)
 For Lease: Call Agents for Rates

123 Site & Floor Plan

Building Dimensions: 560' x 130'	Dock Doors: (23) 9' x 10'
Drive-In Doors: (2) 14' x 14'	Clear Height: 28'
Office Area: Build-to-Suit	Truck Courts: 125'
Column Spacing: 65' x 52'	Fire Protection System: ESFR
Parking: 155 Car Parking Stalls	Lighting: LED
Year Built: 2021	Structure Exterior: Insulated Precast Concrete Panels
Site Area: 18.72+ Acres	HVAC Systems: Warehouse - Gas-Fired Unit Heaters (Rack Units)
Zoning: M2- Heavy Industrial	Electric: 3P 277/480V 1600A
Floors: 7" unreinforced	Roof: 60 mil White TPO over a Metal Deck

