



Frederickson 40

50,000 - 817,000 SF (±39.52 acres)

For build-to-suit lease, sale or joint venture

Perfect for bulk distribution or speciality build-to-suit

EC zoning allows outside storage for a variety of yard intensive users and manufacturing uses.

Land sale \$3.50 PSF

As an alternative, Seller may deliver the site for sale with grade and fill completed with utilities to the site

Contact

Doug Klein, SIOR
206.248.7338
dklein@kiddermathews.com

Matt Wood, SIOR
206.248.7306
mwood@kiddermathews.com

Davis Property and Investment (DPI) and Schuchart Hutchinson have combined their development capability on this project. Their development experience and resources allow them to quickly respond to the build to suit needs of their clients.

Site can accommodate a winter build schedule

Site divides for smaller projects

SEPA approval has been submitted



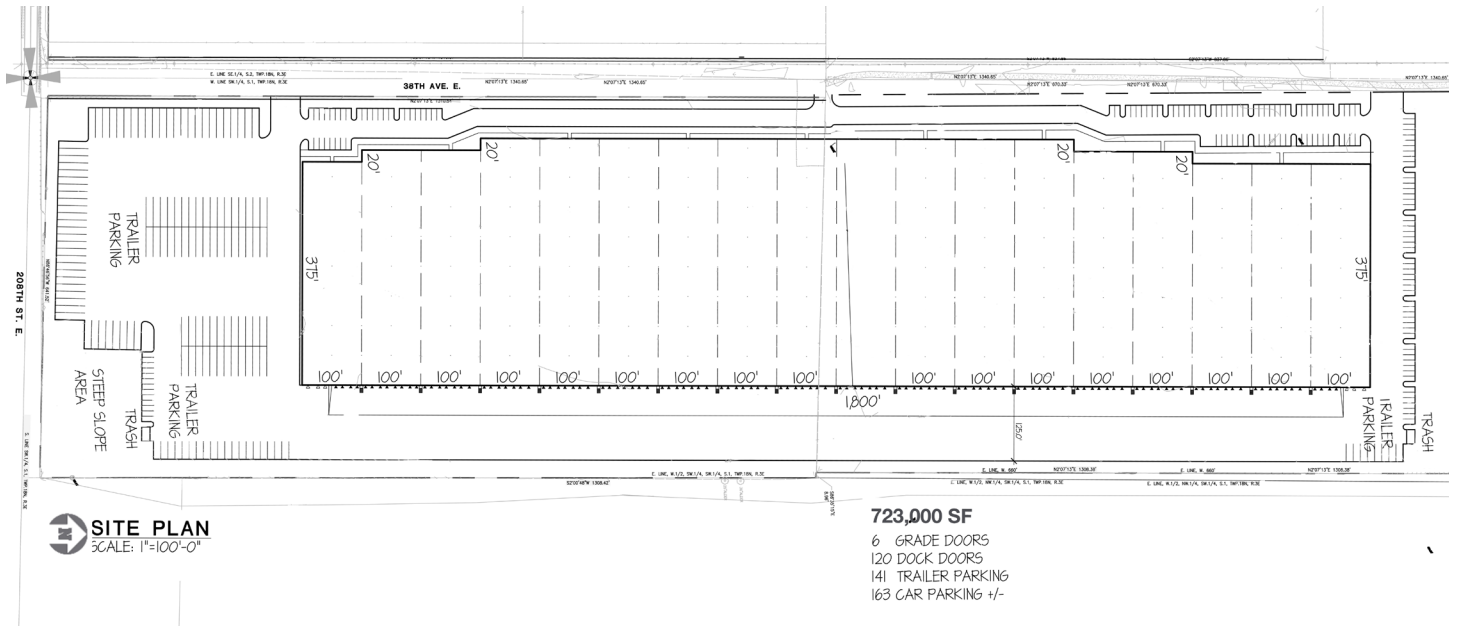
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For Sale or Lease

200th Street SE, Frederickson, WA

APPROXIMATE DRIVE TIMES	POTENTIAL DEVELOPMENT	NEARBY TENANTS
Port of Tacoma ± 30 minutes	Up to 817,000 SF; build-to-suit	Whirlpool
Port of Seattle ± 55 minutes	30' to 32' clear height, ESFR sprinklers	Northwest Door
SR 512 ± 15 minutes ± 6.7 miles	±141 trailer stalls, 125' truck court	Ikea
I-5 ± 20 minutes ± 12.84 miles	Build-to-suit slab to match tenants needs, other variations available	Carlisle Construction Materials, and Boeing

Conceptual Site Plan



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NEIGHBORING TENANTS

- 1 Whirlpool
- 2 Ikea
- 3 Pierce County
- 4 Northwest Door
- 5 Boeing
- 6 Carlisle Construction Materials
- 7 Niagara Bottling Company
- 8 James Hardie Building Products
- 9 Harris Rebar
- 10 Toray Composites (America), Inc.
- 11 Medallion Foods
- 12 Sierra Pacific Site

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Davis Property & Investment

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