

# FOR SALE OR LEASE

## Frederickson 40

200th Street SE, Frederickson, WA



### 50,000 - 817,000 SF (±39.097 ACRES)

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

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

SEPA approved / MDNS completed

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

Land sale \$5.00 PSF / yard lease \$0.08 PSF

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

Call for build-to-suit pricing

Site can accommodate a winter build schedule

Site divides for smaller projects

Perfect for bulk distribution or speciality build-to-suit

### CONTACT

**Doug Klein, SIOR**  
206.248.7348  
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**Matt Wood, SIOR**  
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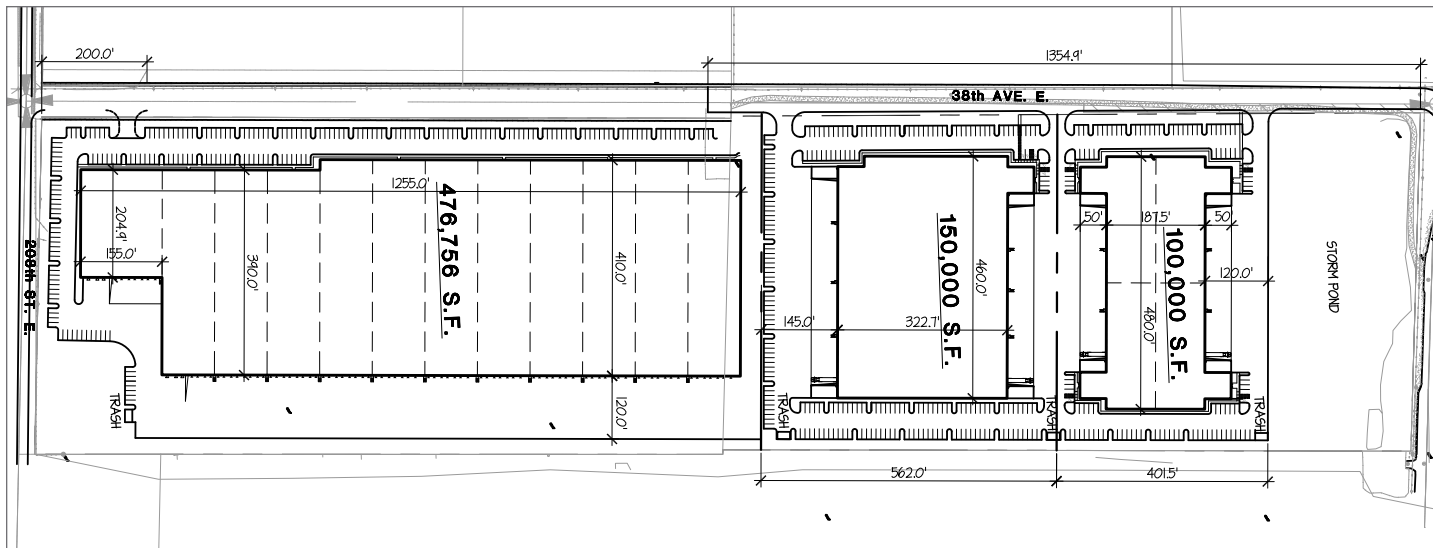
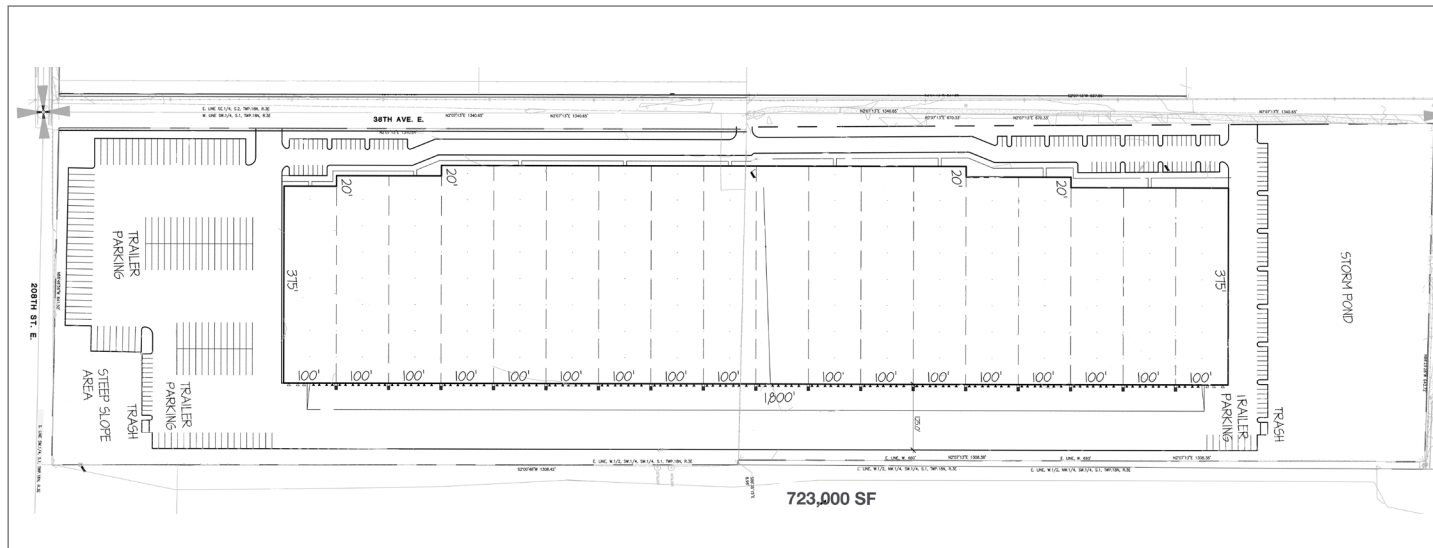
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## CONCEPTUAL SITE PLANS



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## NEIGHBORING TENANTS



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	APPROXIMATE DRIVE TIMES	POTENTIAL DEVELOPMENT	NEARBY TENANTS
Port of Tacoma	±30 minutes	Up to 817,000 SF; built 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 tenant's needs, other variations available	Carlisle Construction Materials & Boeing

