

FRED³¹⁰

GATEWAY TO THE WEST

RARE 4M SF INDUSTRIAL PARK

CONSTRUCTION COMPLETED | 611,206 SF AVAILABLE NOW

*Connect Faster.
Think Bigger.*



 CUSHMAN & WAKEFIELD
CROW HOLDINGS
CAPITAL

 PANATTONI®

FREDERICKSON, WASHINGTON
PIERCE COUNTY / PORT OF TACOMA

WWW.FRED310.COM

A RARE OPPORTUNITY

at an Incomparable Location

FRED310 offers businesses maximum flexibility and accessibility – rare finds in the greater Seattle area.

This Employment Center (EC) zoned 310-acre site is primed for distribution and logistics, featuring **40' clear heights**, ample dock-high loading doors, and easy access to multiple modes of transport including the Port of Tacoma, rail, and highways providing unsurpassed regional and national access.

Favorable demographics, high-profile corporate neighbors, and Pierce County economic incentives make the site even more appealing.

FRED310 has the space you need for your business to expand its reach and make its mark.



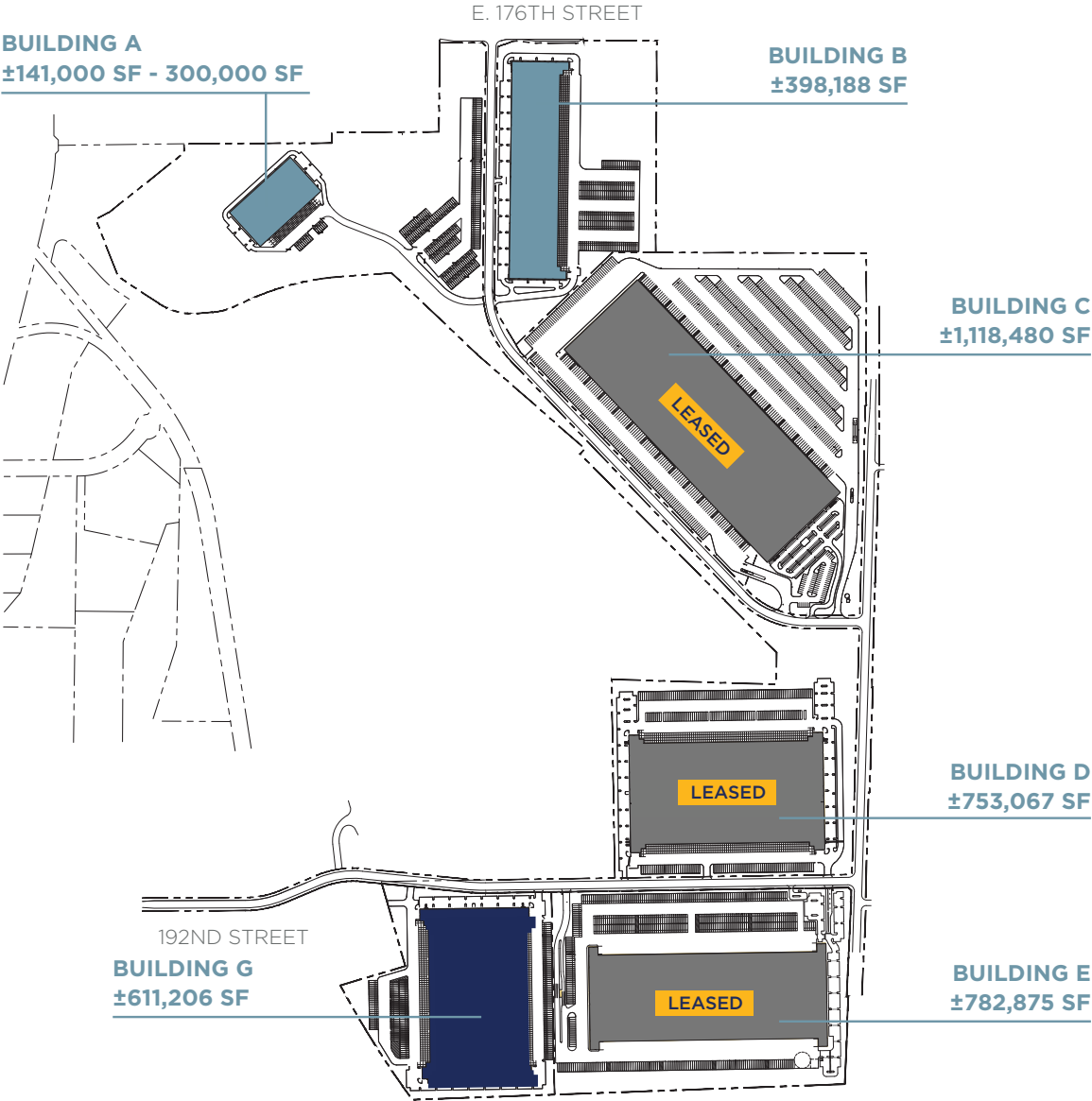
PARK OVERVIEW

Available Now

BUILDING G	
Building SF	611,206
Available SF	611,206
Office SF	3,498
Site SF	1,285,020
Coverage	47.39%
Trailer Park	158
Auto Park	370
Trailer Court Depth	130'
Slab Thickness	8"
Building Dimensions	570 x 1046
Clear Height	40'
Single/Multi Tenant	Multi
Fire Sprinkler	ESFR
Electrical Power	3,000
Dock High Doors	106
Construction Completed	June 2024

Phase 2

	BUILDING A	BUILDING B
Building SF	±141,000 - 300,000	398,188
Site SF	457,380	1,106,424
Coverage	42.98%	35.99%
Trailer Park	59	166
Auto Park	201	244
Trailer Court Depth	130'	130'
Slab Thickness	6"	7"
Building Dimensions	260 x 784	294 x 1332
Clear Height	32'	36'
Single/Multi Tenant	Multi	Multi
Fire Sprinkler	ESFR	ESFR
Electrical Power	2,000	2,000
Dock High Doors	12	74



BUILDING SPECIFICATIONS

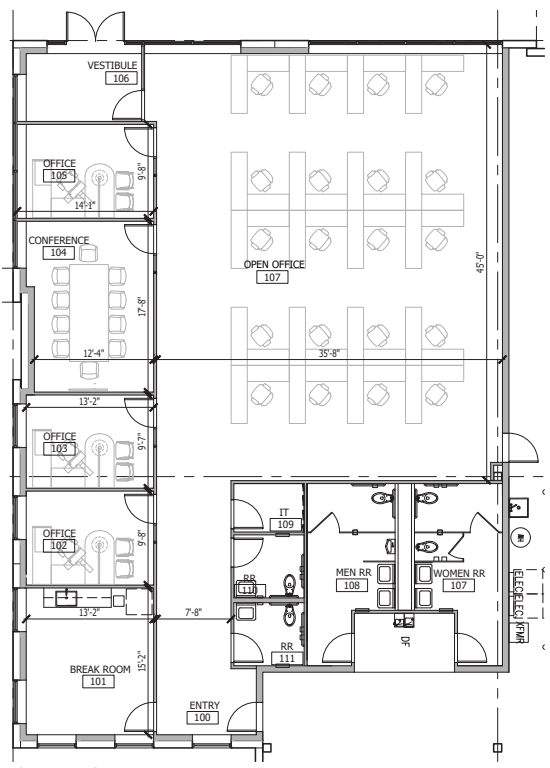
Building G

Building SF	611,206
Available SF	611,206
Office SF	3,498
Site SF	1,285,020
Coverage	47.39%
Trailer Park	158
Auto Park	370
Trailer Court Depth	130'
Slab Thickness	8"
Building Dimensions	570 x 1046
Clear Height	40'
Single/Multi Tenant	Multi
Fire Sprinkler	ESFR
Electrical Power	3,000
Dock High Doors	106
Drive-In Doors	4

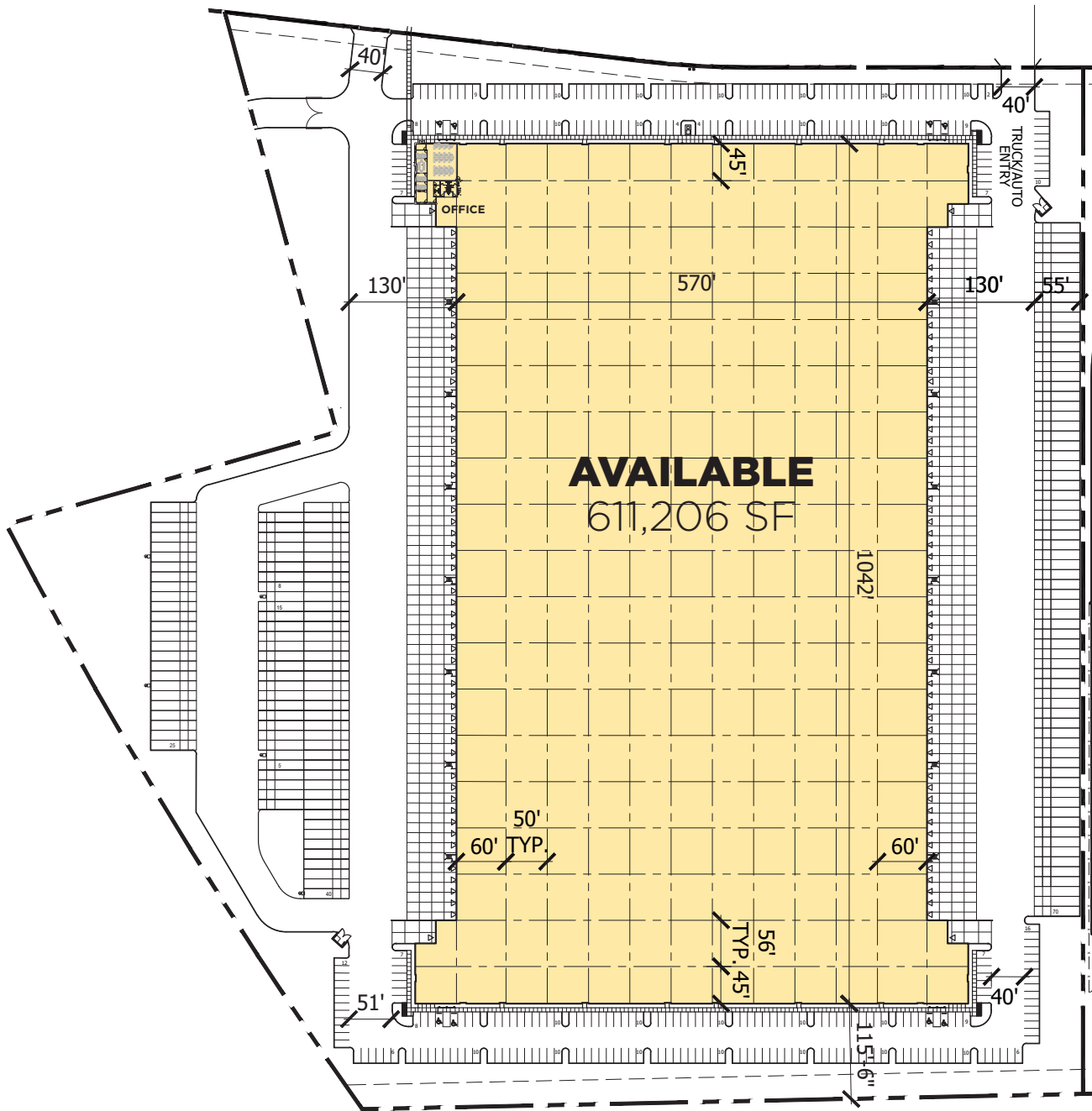


SITE PLAN

Building G



OFFICE PLAN





GATEWAY TO THE WEST

For More Information, Please Contact:

SCOTT ALAN, SIOR

Executive Managing Director
+1 206 521 0236
scott.alan@cushwake.com

PATRICK MULLIN

Executive Managing Director
+1 206 521 0265
patrick.mullin@cushwake.com

CONNOR CREE

Executive Director
+1 206 521 0289
connor.cree@cushwake.com

WWW.FRED310.COM



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.