

# Connect Faster. Think Bigger.

#### **RARE 4M SF INDUSTRIAL PARK**

CONSTRUCTION COMPLETED | 929,110 SF AVAILABLE NOW



#### A RARE OPPORTUNITY

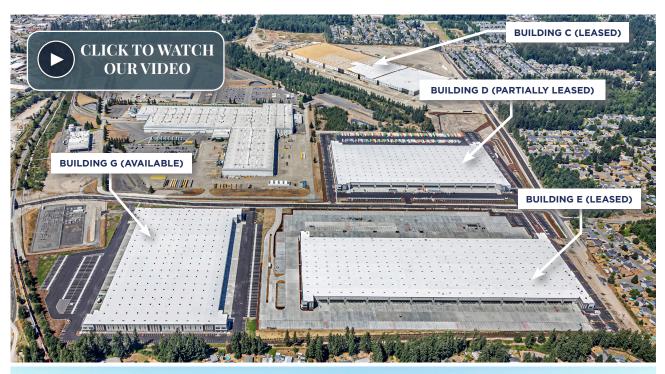
#### at an Incomparable Location

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, highprofile 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.





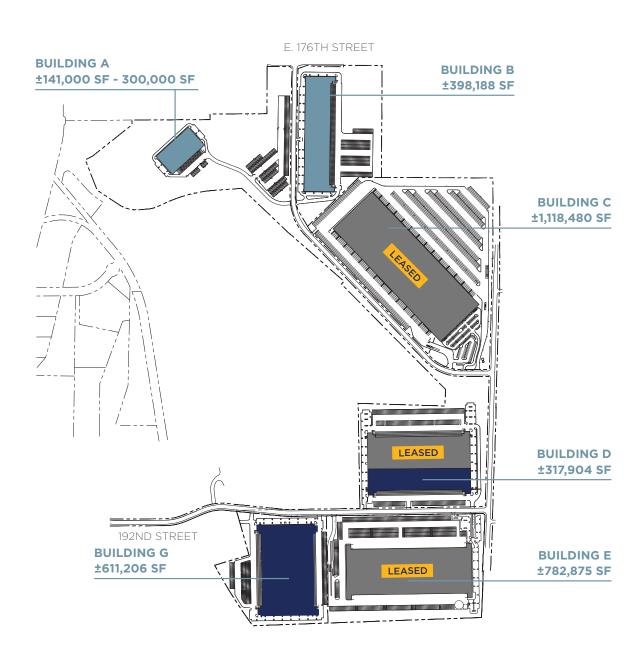
# PARK OVERVIEW

#### Available Now

	BUILDING D	BUILDING G
Building SF	753,069	611,206
Available SF	317,904	611,206
Office SF	2,903	3,498
Site SF	1,799,028	1,285,020
Coverage	41.62%	47.39%
Trailer Park	81	158
Auto Park	199	370
Trailer Court Depth	130'	130'
Slab Thickness	8"	8"
<b>Building Dimensions</b>	620 x 1190	570 x 1046
Clear Height	40'	40'
Single/Multi Tenant	Multi	Multi
Fire Sprinkler	ESFR	ESFR
Electrical Power	3,000	3,000
Dock High Doors	63	106
Construction Completed	June 2024	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"
<b>Building Dimensions</b>	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**

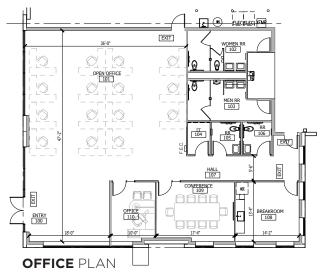
## **Building D**

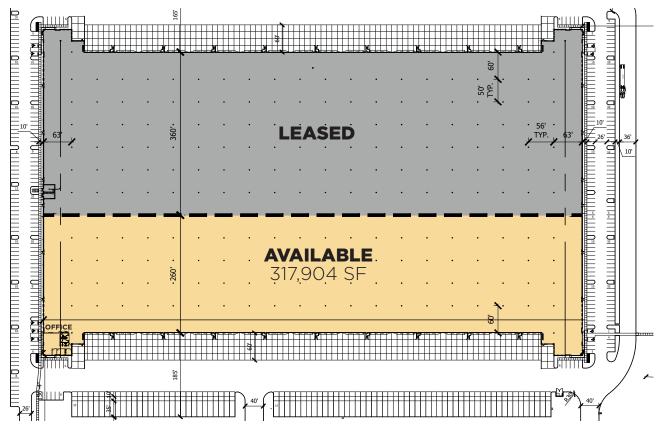
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Slab Thickness	8"
<b>Building Dimensions</b>	620 x 1190
Clear Height	40'
Single/Multi Tenant	Multi
Fire Sprinkler	ESFR
Electrical Power	3,000
Dock High Doors	63
Drive-In Doors	2
Construction Completed	June 2024



## **SITE PLAN**

#### **Building D**





#### SPEC OFFICE MOVE-IN READY







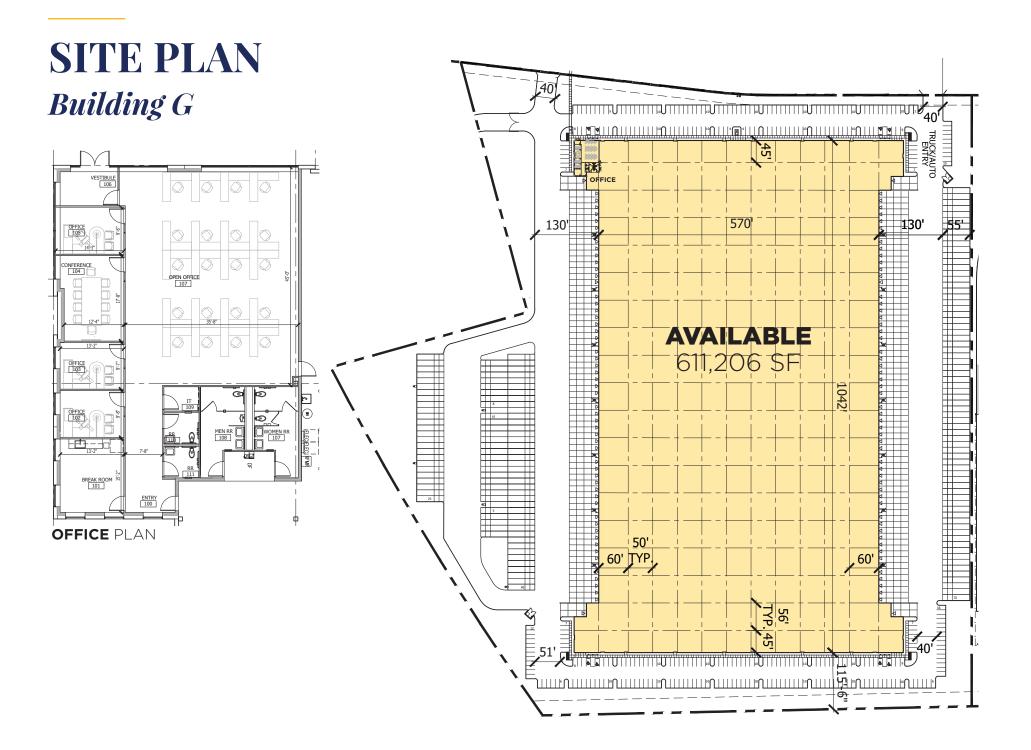


# **BUILDING SPECIFICATIONS**

## **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"
<b>Building Dimensions</b>	570 x 1046
Clear Height	40'
Single/Multi Tenant	Multi
Fire Sprinkler	ESFR
<b>Electrical Power</b>	3,000
Dock High Doors	106
Drive-In Doors	4
Construction Completed	June 2024





**EXCEPTIONAL CONNECTIVITY** 

Desirable, Growing Submarket with Favorable Demographics.

# Pierce County Fast Facts:

Population: 948,793Labor Force: 404,514Unemployment: 5.3%

Median Age: 36.4

• Median Household Income: \$89,698

Cost of Living Index: 118.9
 Area: 1,806 mi<sup>2</sup> / 4,678 km<sup>2</sup>

Population Growth Rate: 0.54%

• Median Home Price: \$483,631

• Average Commute Time: 33 minutes

• Gross Metro Product: \$46.1 billion

Primary Industries: Aerospace,
 Government, Healthcare, Manufacturing,
 Military, Transportation & Logistics





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