



Connect Faster. Think Bigger.

Frederickson, Washington



RARE 4M SF INDUSTRIAL PARK

WWW.FRED310.COM

A NEW STANDARD OF INDUSTRIAL

*Construction Completed
611,340 Sf Available Now*

FRED310 combines modern industrial infrastructure with unmatched regional access, creating a rare opportunity designed for growth, efficiency, and long-term operational success.

Key Highlights

- Class A infrastructure designed to support flexibility and scalability
- 40' clear heights and ample dock loading
- Easy access to major highways, rail, and the Port of Tacoma
- Employment Center (EC) zoning
- Surrounded by leading industrial and manufacturing employers
- Strategically located within Pierce County (economic incentives available)



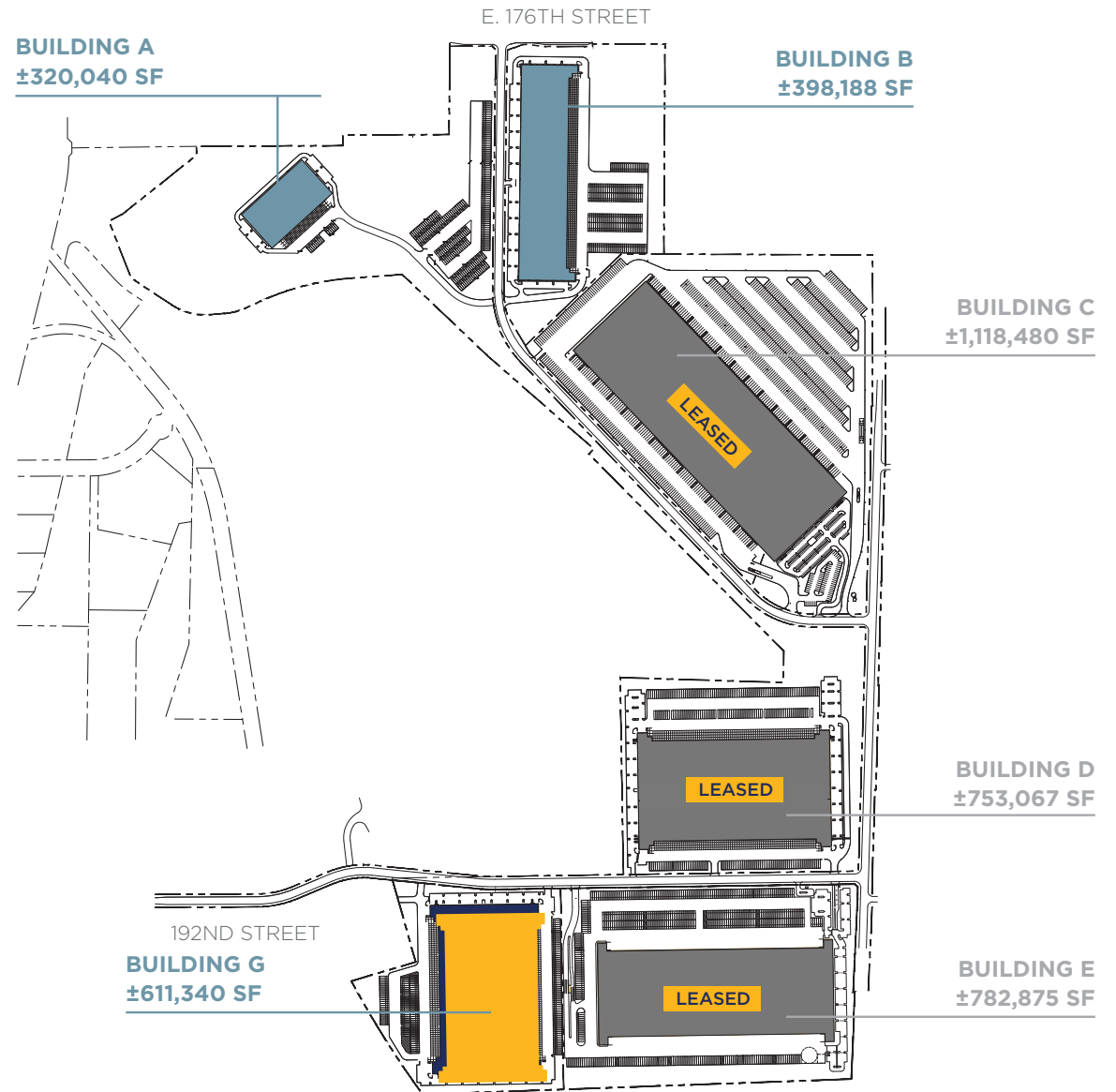
PARK OVERVIEW

Available Now

BUILDING G	
Building SF	611,340
Available SF	611,340
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	320,040	398,188
Site SF	457,380	1,106,424
Coverage	42.98%	35.99%
Trailer Park	56	166
Auto Park	200	244
Trailer Court Depth	135'	130'
Slab Thickness	6"	7"
Building Dimensions	355 x 896	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	48	74



BUILDING SPECIFICATIONS

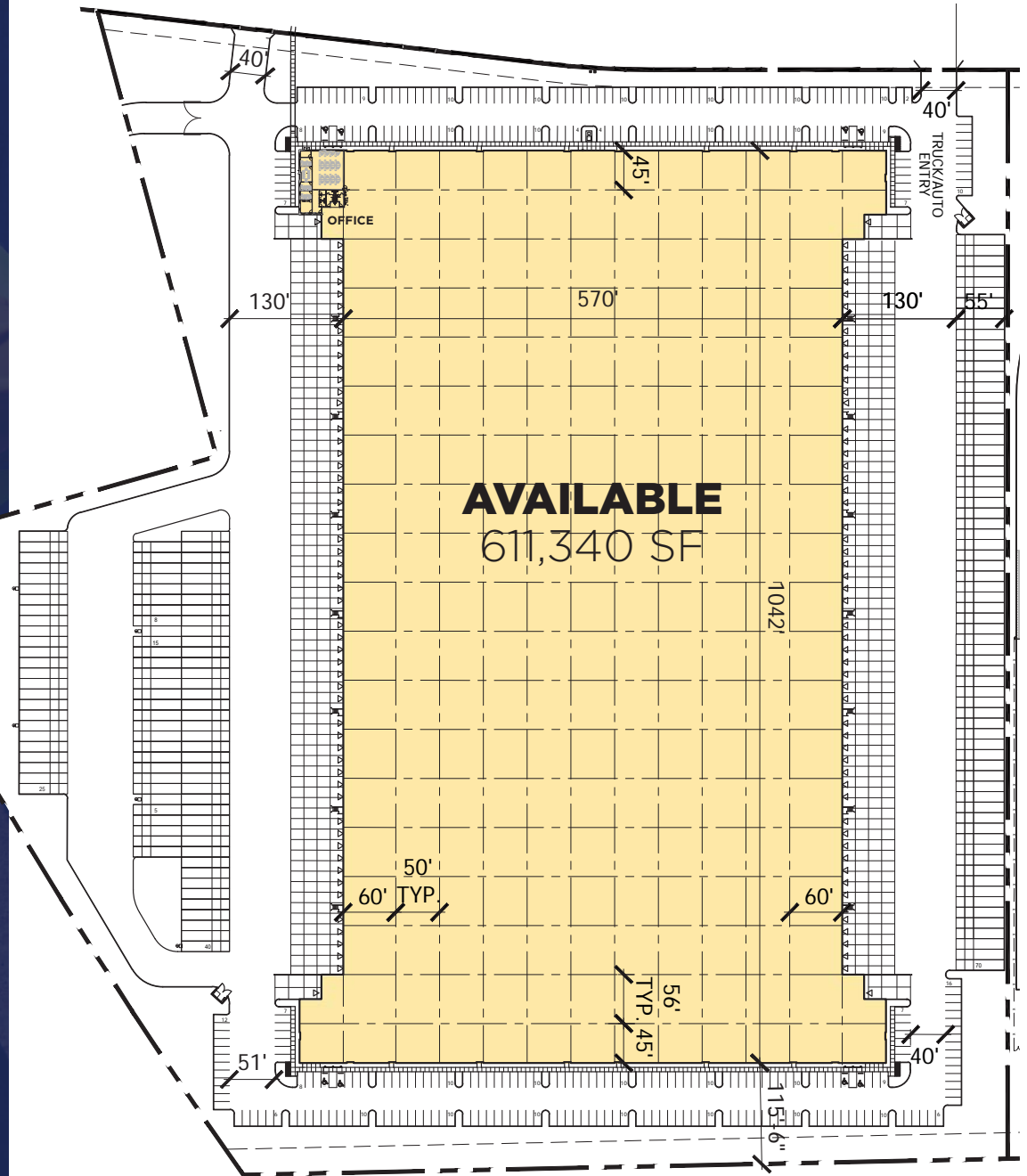
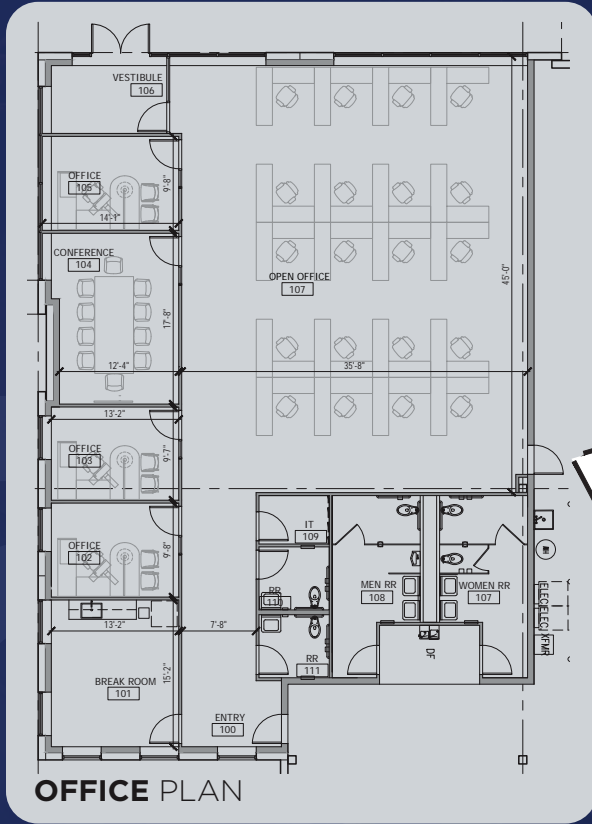
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Drive-In Doors	4



SITE PLAN

Building G

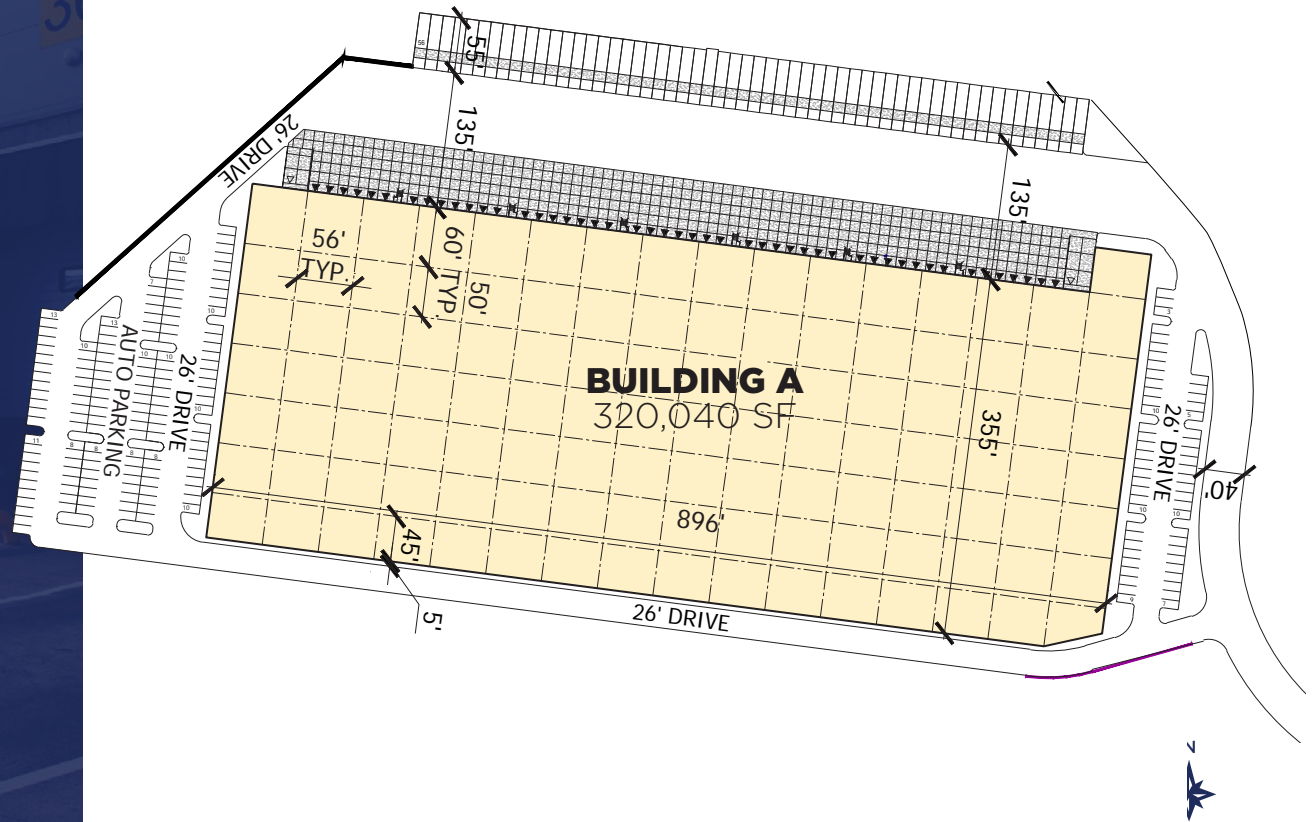


Phase 2

BUILDING SPECIFICATIONS

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Building Dimensions	355 x 896
Clear Height	32'
Single/Multi Tenant	Multi
Fire Sprinkler	ESFR
Electrical Power	2,000
Dock High Doors	48
Drive-In Doors	2

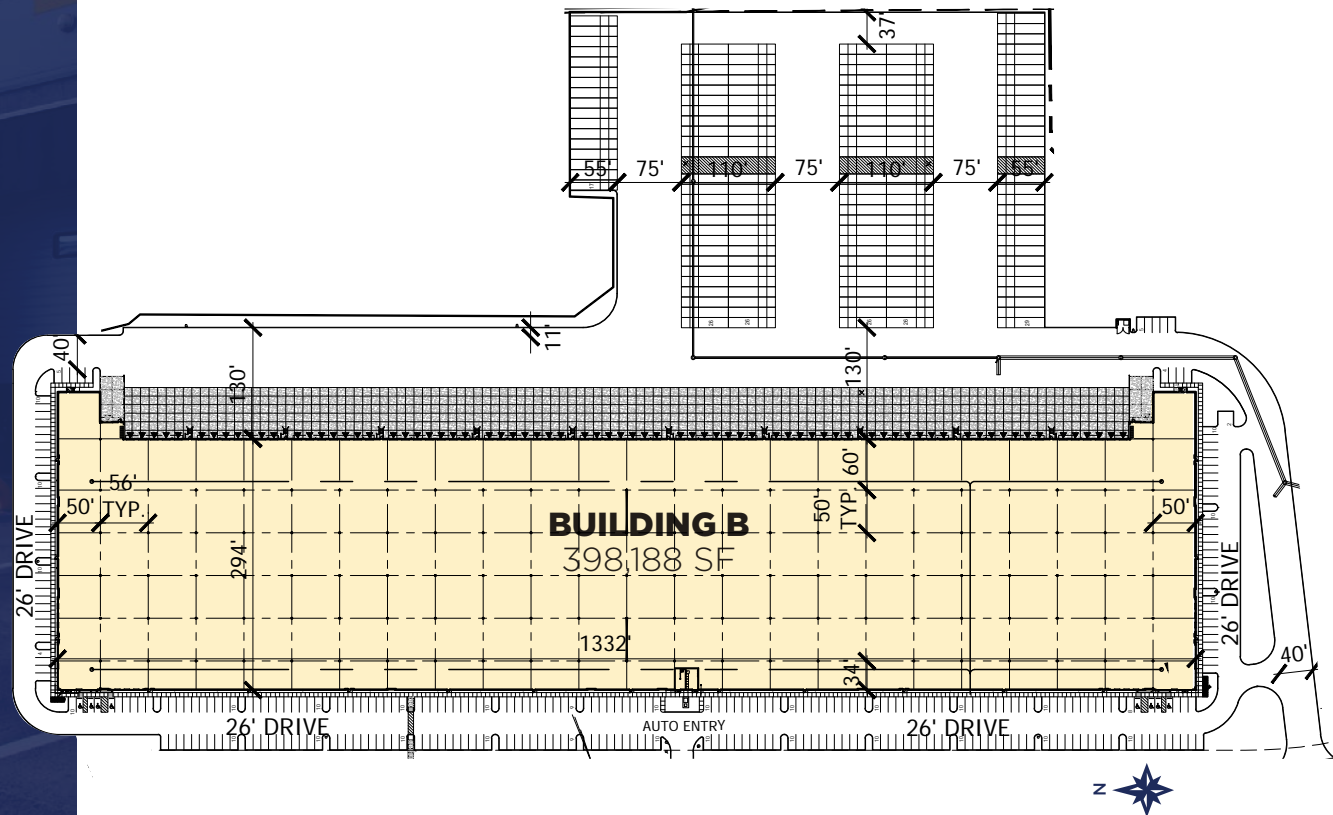


Phase 2

BUILDING SPECIFICATIONS

Building B

Building SF	398,188
Site SF	1,106,424
Coverage	35.99%
Trailer Park	166
Auto Park	244
Trailer Court Depth	130'
Slab Thickness	7"
Building Dimensions	294 x 1332
Clear Height	36'
Single/Multi Tenant	Multi
Fire Sprinkler	ESFR
Electrical Power	2,000
Dock High Doors	74
Drive-In Doors	2

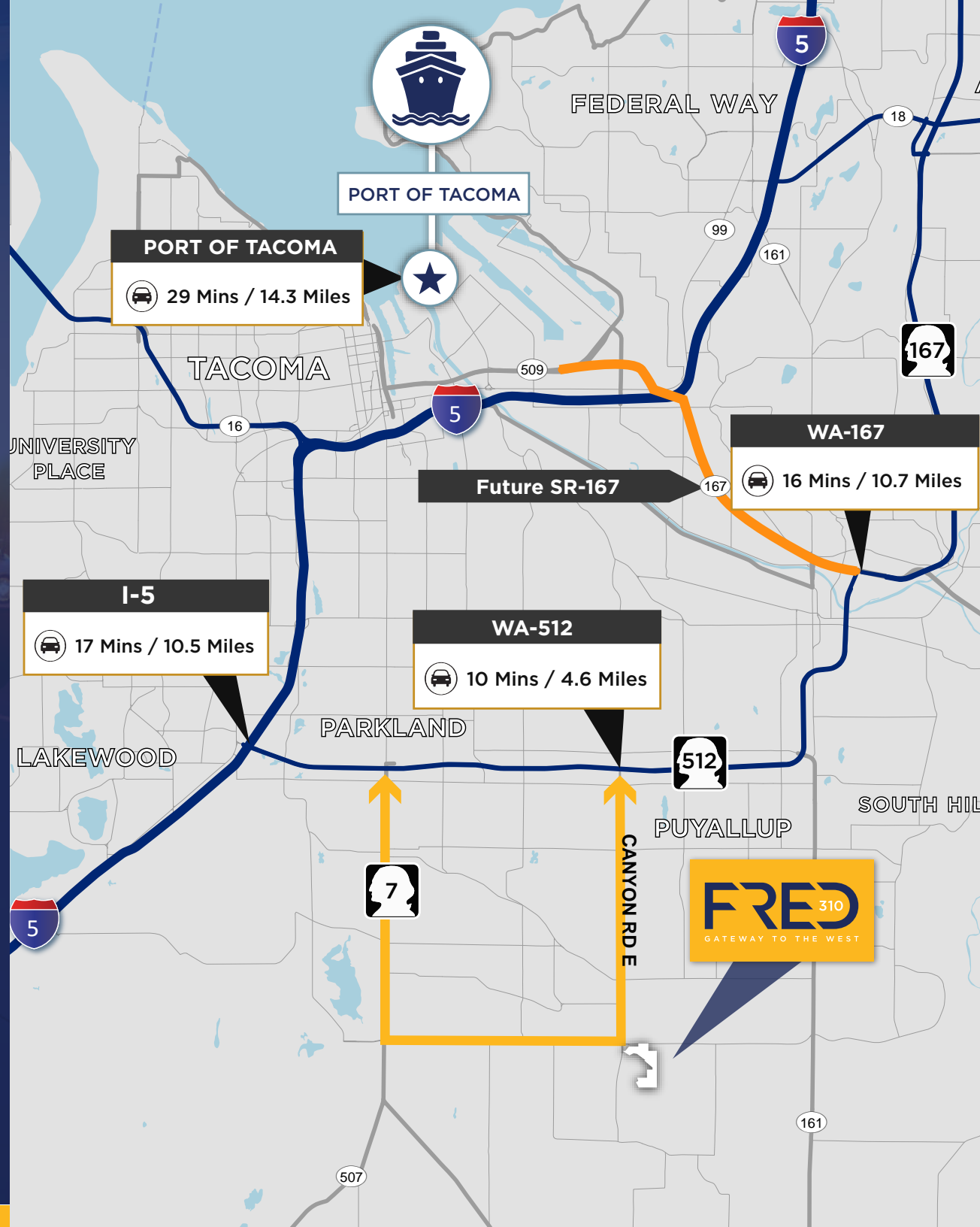


EXCEPTIONAL CONNECTIVITY

Desirable, Growing Submarket with Favorable Demographics.

Pierce County Fast Facts:

- Population: 948,793
- Labor Force: ±430,000
- Unemployment: 5.0%
- Median Age: 36.8
- Median Household Income: \$96,632
- Cost of Living Index: 122.7
- Area: 1,806 mi² / 4,678 km²
- Population Growth Rate: 0.24%
- Median Home Price: \$550,000
- Average Commute Time: 31.6 minutes
- Gross Metro Product: \$46.1 billion
- Primary Industries: Aerospace, Government, Healthcare, Manufacturing, Military, Transportation & Logistics





GATEWAY TO THE WEST

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