



GATEWAY TO THE WEST

RARE 4M SF INDUSTRIAL PARK

1.35M SF UNDER CONSTRUCTION | DELIVERING MAY 2024

*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 310-acre site is primed for distribution and logistics, with over 1.35 million square feet of space under construction and easy access to multiple modes of transport including the Port of Tacoma, rail, and highways.

Favorable demographics and high-profile corporate neighbors make the site even more appealing. **FRED310 has the space you need for your business to expand its reach and make its mark.**



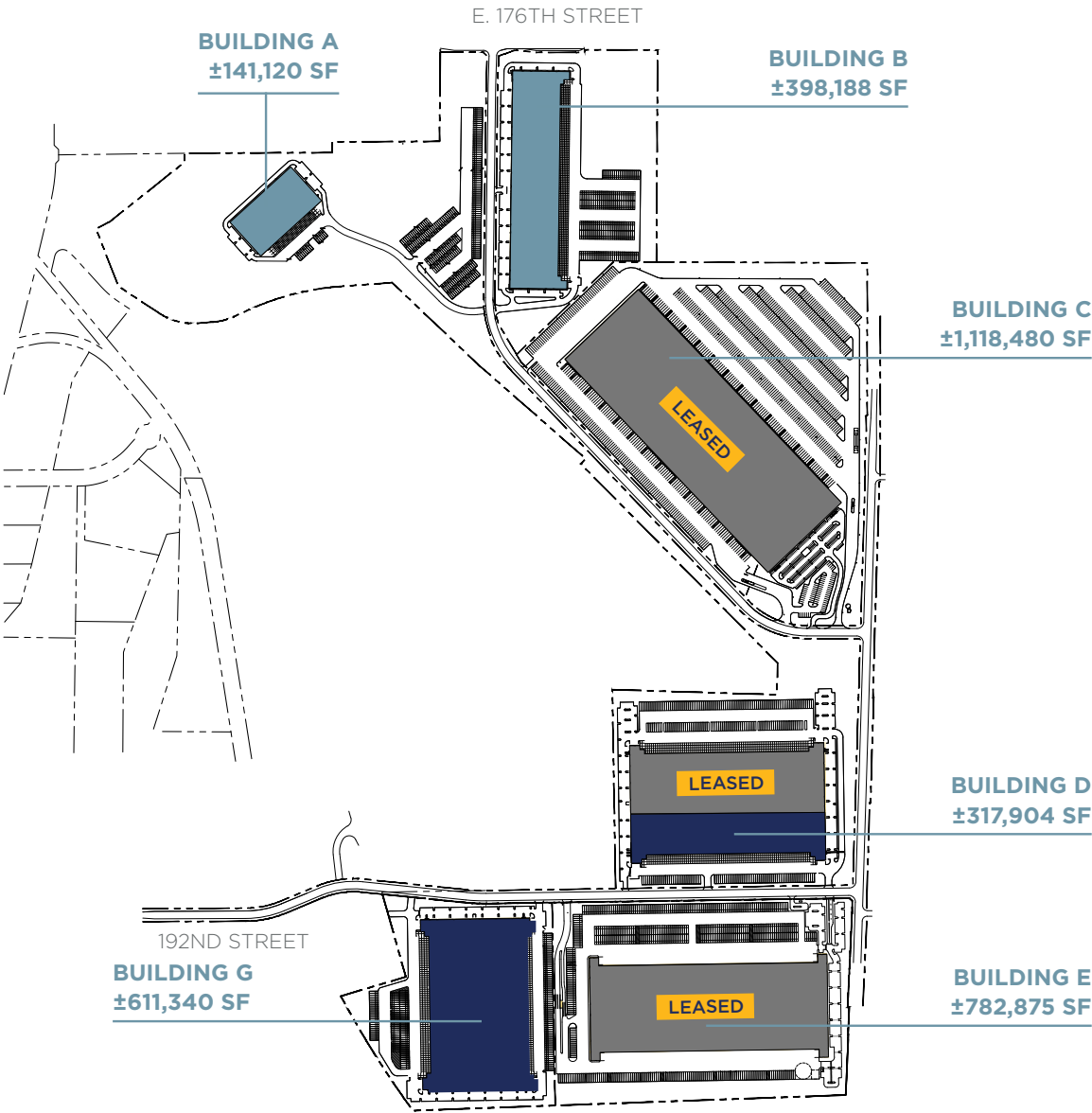
BUILDING SPECIFICATIONS

Phase 1 (Under Construction)

	BUILDING D	BUILDING G
Building SF	753,069	611,340
Available SF	317,388	611,340
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"
Building Dimensions	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
Estimated Delivery	June 2024	June 2024

Phase 2

	BUILDING A	BUILDING B
Building SF	141,120	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



ACCESS. REACH. CONNECT. GROW.

SITE BENEFITS

- Over ±1.35 MSF of Spec Space in 2 Buildings Delivering May 2024
- Lease or Build-to-Suit Options
- Large Truck Courts
- Zoning: Employment Center (EC)

ECONOMIC INCENTIVES

- 100% Traffic Impact Fee Exemption for Manufacturing, Corporate Headquarters, and R&D Centers
- New Job Creation Credit
- No Sales or Use Tax on Machinery and Equipment Used in Manufacturing Operations
- Workforce Training Grants and Credits
- Call Listing Team for More Information

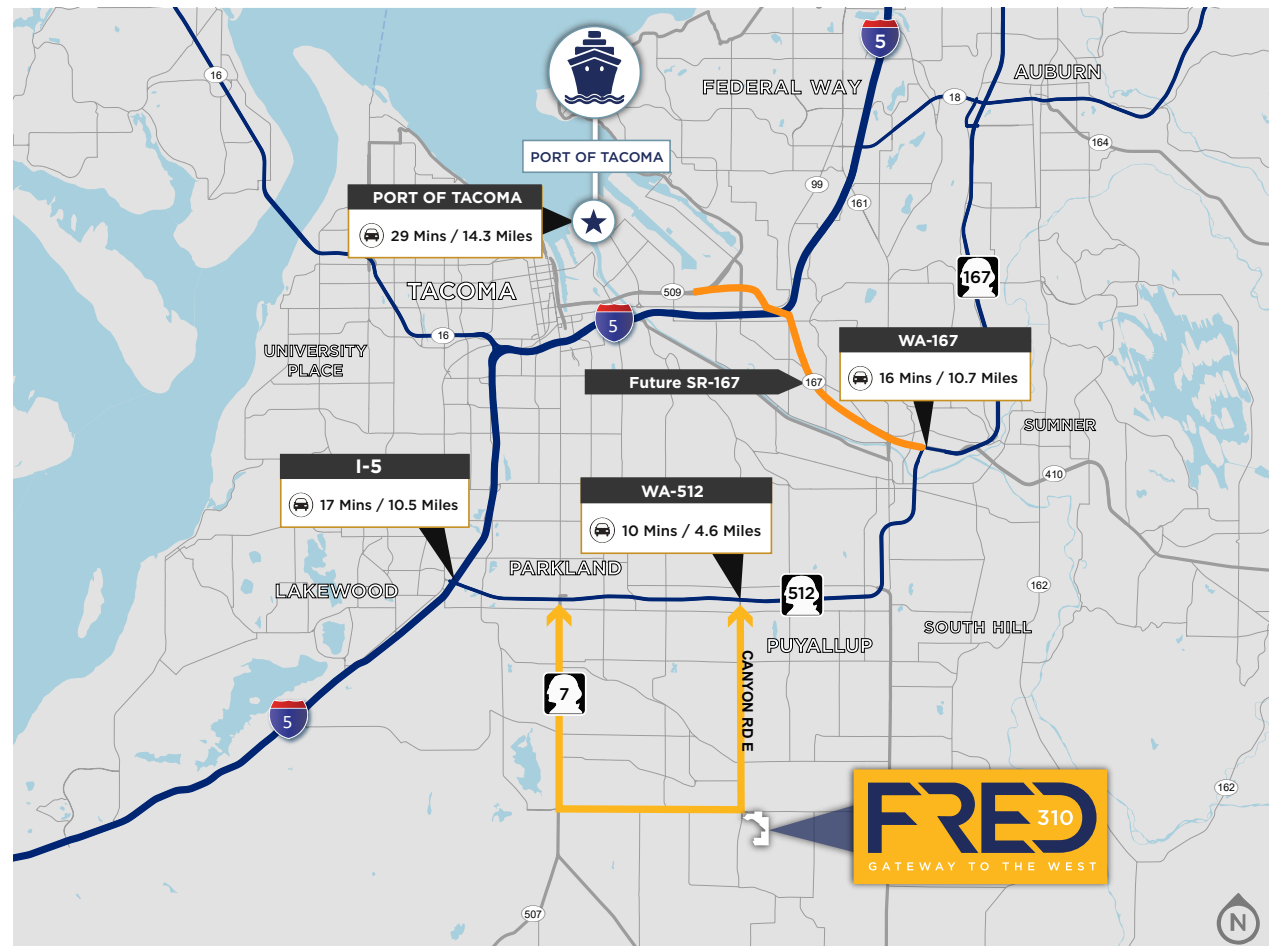


EXCEPTIONAL CONNECTIVITY

Desirable, Growing Submarket with Favorable Demographics.

Pierce County Fast Facts:

- **Population:** 948,793
- **Labor Force:** 404,514
- **Unemployment:** 5.3%
- **Median Age:** 36.4
- **Median Household Income:** \$89,698
- **Cost of Living Index:** 118.9
- **Area:** 1,806 mi² / 4,678 km²
- **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



EXISTING CORPORATE TENANT BASE

High-Profile Corporate Neighbors Give the Site More Visibility and Exposure.



AERIAL VIEW



FRED 310
GATEWAY TO THE WEST



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