

# LAKWOOD INDUSTRIAL PARK

WWW.LAKWOODINDPARK.COM

100TH ST SW & 47TH AVE SW | LAKEWOOD, WA



## AVAILABILITY

| Building | Suite           | Shell SF                 | Office SF |
|----------|-----------------|--------------------------|-----------|
| 19       | Entire Building | 106,720 SF               | 3,977 SF  |
| 26       | A               | 44,890 SF                | 1,763 SF  |
| 22       | B               | 18,750 SF                | 1,115 SF  |
| 7        | F               | 15,000 SF                | 502 SF    |
| 15       | B               | 13,130 SF                | 869 SF    |
| 22       | A               | 7,500 SF                 | 486 SF    |
| 21       | A               | 2,500 SF (office only)   | 2,500 SF  |
| Yard 26  | N/A             | 28,500 SF (trailer yard) | N/A       |



## PROPERTY FEATURES

- 28-building business park totaling over 2,400,000 square feet of distribution, warehouse and manufacturing facilities
- Excellent location adjacent to I-5 and SR-512
- Spacious truck maneuverability within the park
- On site property management
- Foreign Trade Zone #86 designation
- Fiber Optic internet from Comcast & Century Link
- 10 miles to Port of Tacoma
- Extra trailer parking located within the Park
- Heavy Power available



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**BRUCE VALENTINE**  
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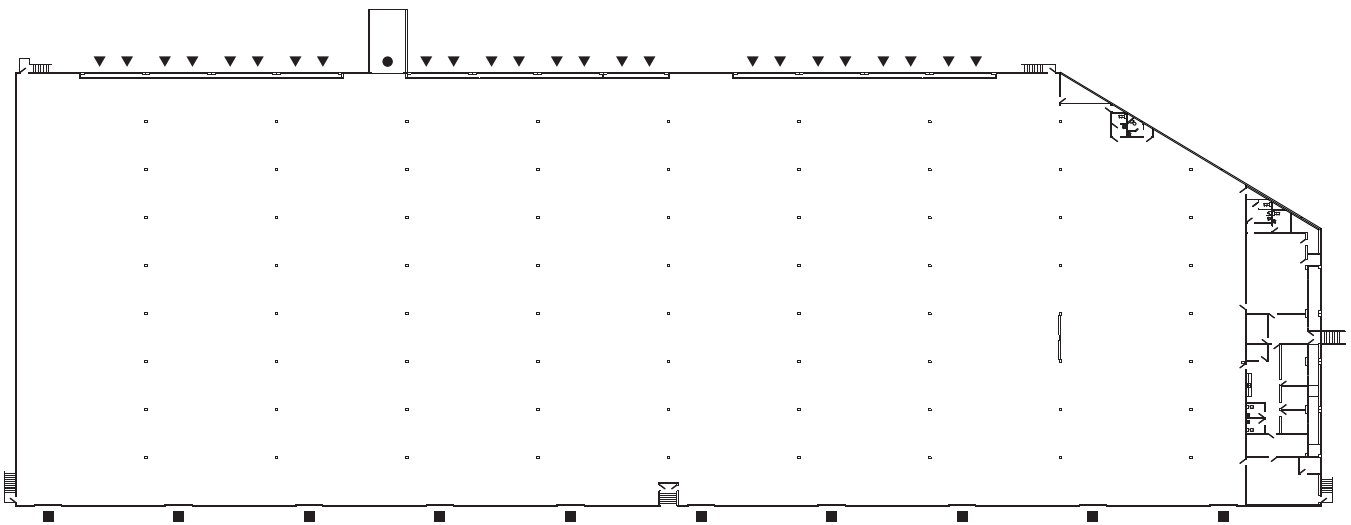
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| Building  | Suite           | Shell SF   | Office SF | NNN Rate  |
|---|-----------------|------------|-----------|-----------|
| 19  | Entire Building | 106,720 SF | 3,977 SF  | \$0.24/SF |
| Comments: 55,000 SF of Yard; 24 DH Positions; 1 GL Door; 10 Rail Doors; 2,000 Amp, 480/277V, 3-Phase; Available Now |                 |            |           |           |



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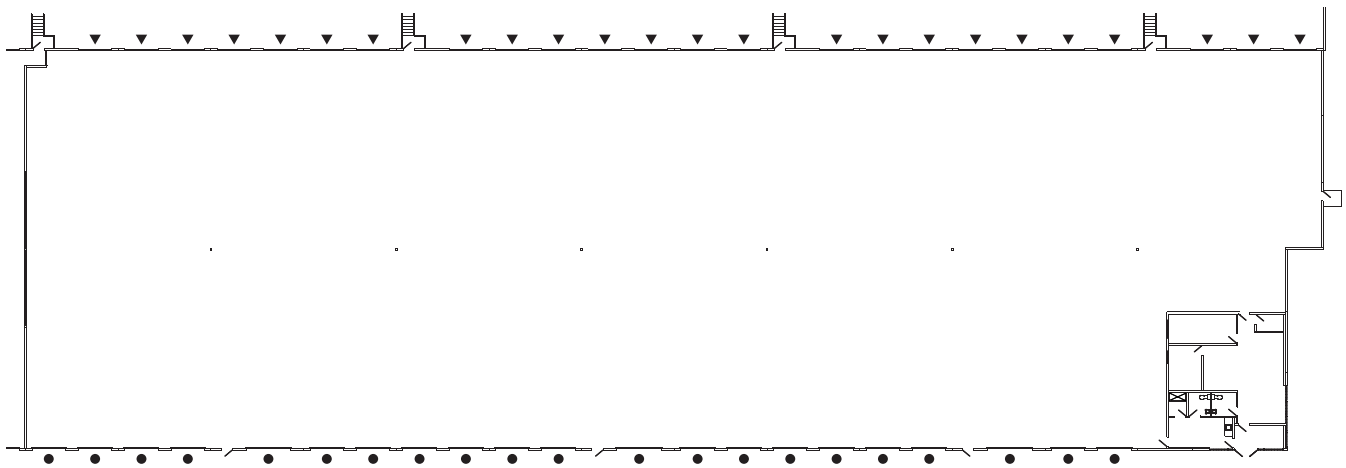
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| Building  | Suite | Shell SF  | Office SF | NNN Rate  |
|---|-------|-----------|-----------|-----------|
| 26  | A     | 44,890 SF | 1,763 SF  | \$0.24/SF |
| Comments: 24 DH Doors; 21 GL Doors; Available Now |       |           |           |           |



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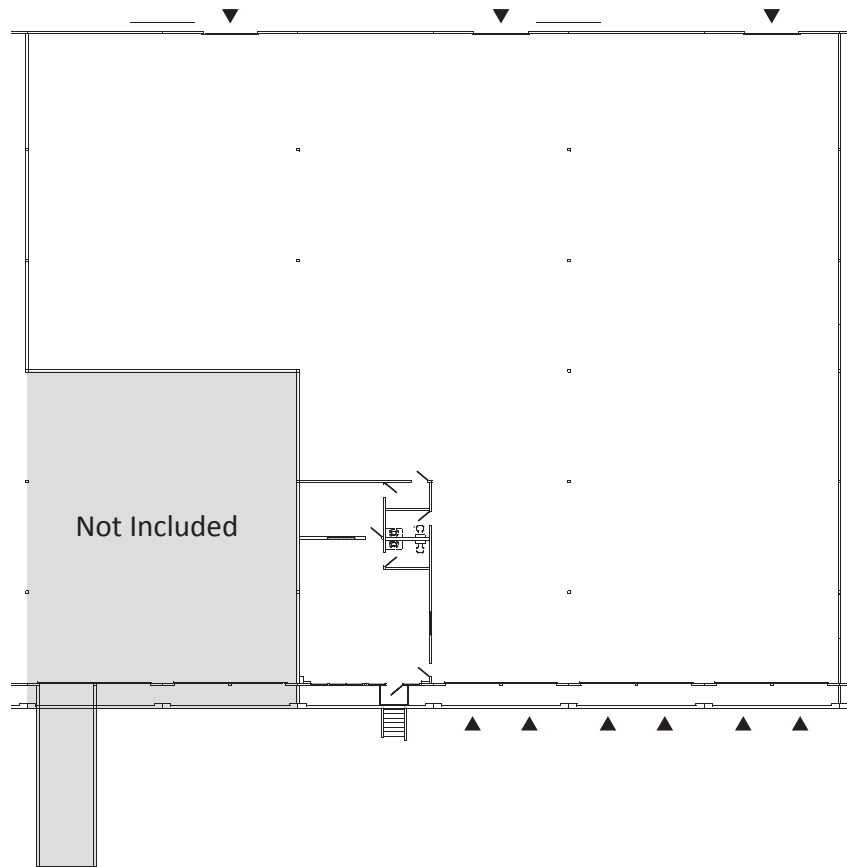
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| Building | Suite | Shell SF  | Office SF | NNN Rate  |
|----------|-------|-----------|-----------|-----------|
| 22       | B     | 18,750 SF | 1,115 SF  | \$0.24/SF |

Comments: 9 DH Doors; Optional 12,632 SF trailer yard available for lease



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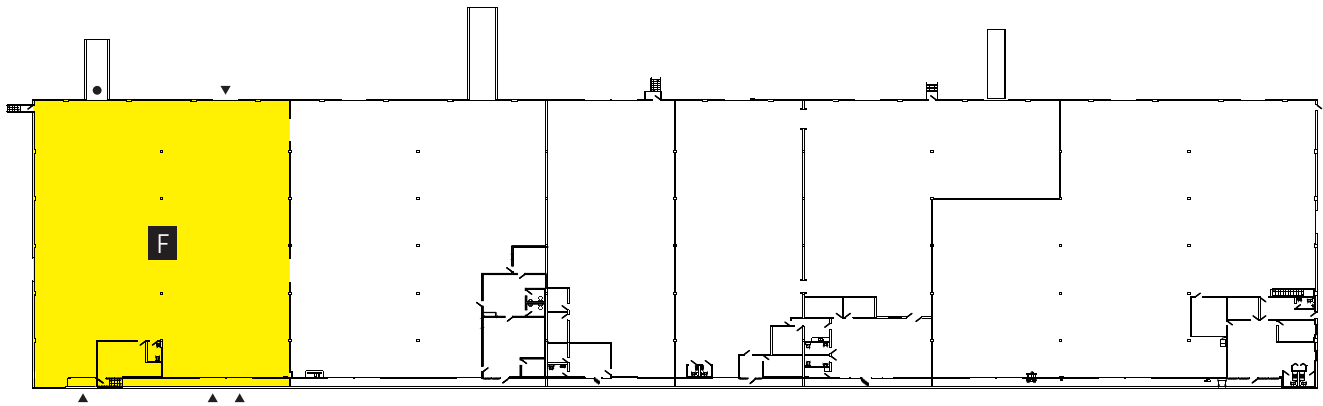
# LAKWOOD INDUSTRIAL PARK



100TH ST SW & 47TH AVE SW | LAKEWOOD, WA

NEIL WALTER  
COMPANY

| Building                                       | Suite | Shell SF  | Office SF | NNN Rate  |
|--|-------|-----------|-----------|-----------|
| 7  | F     | 15,000 SF | 502 SF    | \$0.24/SF |
| Comments: 4 DH Doors; 1 GL Door; Available Now |       |           |           |           |



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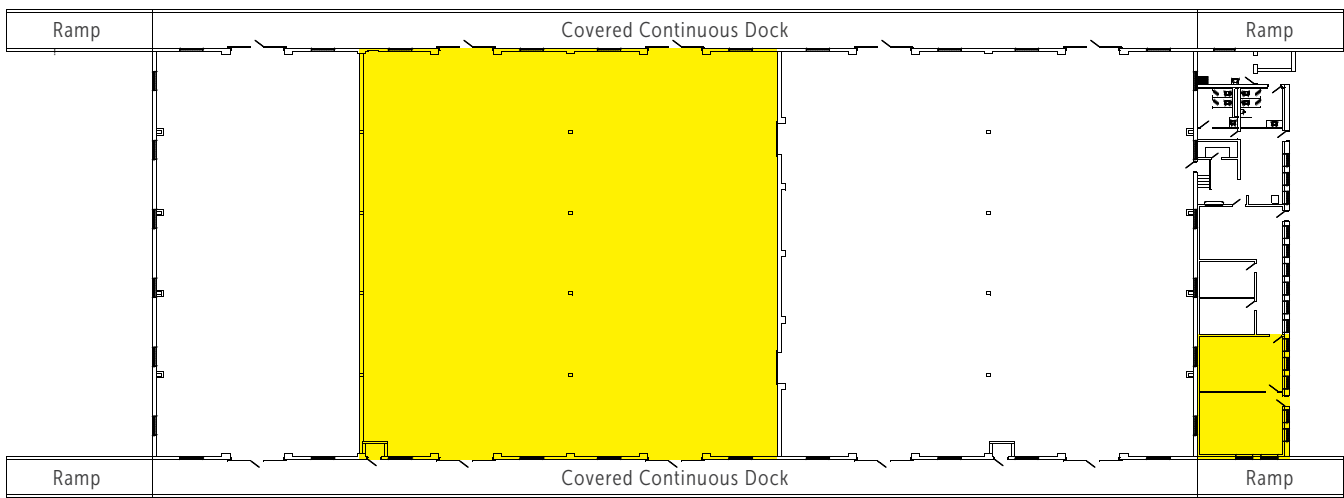
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| Building | Suite | Shell SF  | Office SF | NNN Rate  |
|----------|-------|-----------|-----------|-----------|
| 15       | B     | 13,130 SF | 869 SF    | \$0.24/SF |

Comments: 869 SF office is not adjacent to the warehouse; Available Now



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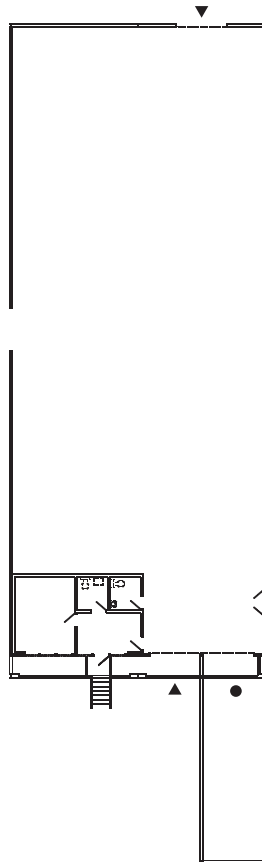
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100TH ST SW & 47TH AVE SW | LAKEWOOD, WA



| Building | Suite | Shell SF | Office SF | NNN Rate  |
|----------|-------|----------|-----------|-----------|
| 22       | A     | 7,500 SF | 486 SF    | \$0.24/SF |

Comments: 2 DH Doors; 1 GL Door; Optional 12,632 SF trailer yard available for lease



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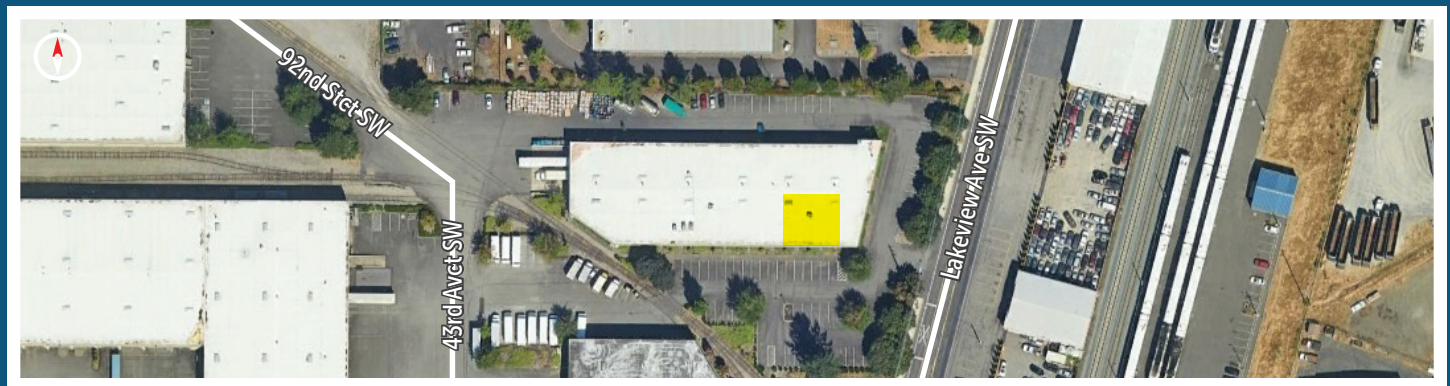
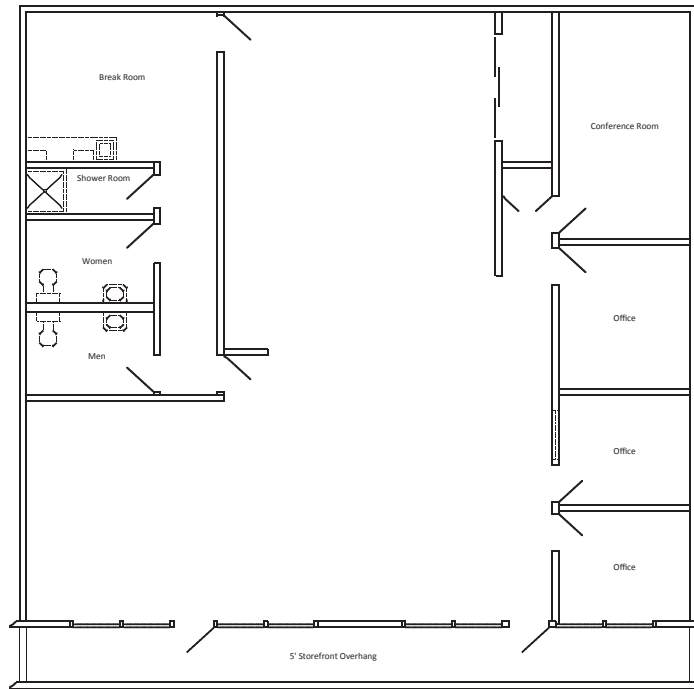
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NEIL WALTER  
COMPANY

| Building                | Suite | Shell SF               | Office SF | NNN Rate  |
|-------------------------|-------|------------------------|-----------|-----------|
| 21                      | A     | 2,500 SF (office only) | 2,500 SF  | \$0.24/SF |
| Comments: Available now |       |                        |           |           |



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# LAKEWOOD INDUSTRIAL PARK

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| Building | Yard Size | Lease Rate |
|----------|-----------|------------|
| Yard 26  | 28,500 SF | \$0.25/SF  |

Comments: Striped for trailers; Parcels 4001310010 & 4001310020



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