

**114,988 SF FOR LEASE**

**AVAILABLE SUMMER 2024**



## **VALLEY AVENUE INDUSTRIAL CENTER**

**7323 Valley Ave East | Fife, WA**

### **AVAILABLE SPACE**

**114,988 SF Shell**  
**3,228 SF Office (expandable)**

### **LAND SIZE**

**6.53 AC**

### **LOADING**

**2 GL & 18 DH**

### **AUTO PARKING**

**92 Stalls**

### **CLEAR HEIGHT**

**36'**

### **DELIVERY DATE**

**Summer 2024**

### **LOCATION HIGHLIGHTS**

- Frontage on Valley Avenue
- 1.7 miles from full entry onto I-5, either North-bound or South-bound
- Less than three (3) miles of road distance from entry onto SR-167
- Less than four (4) miles of road distance from the Port of Tacoma
- Less than 30 miles of road distance from the Port of Seattle



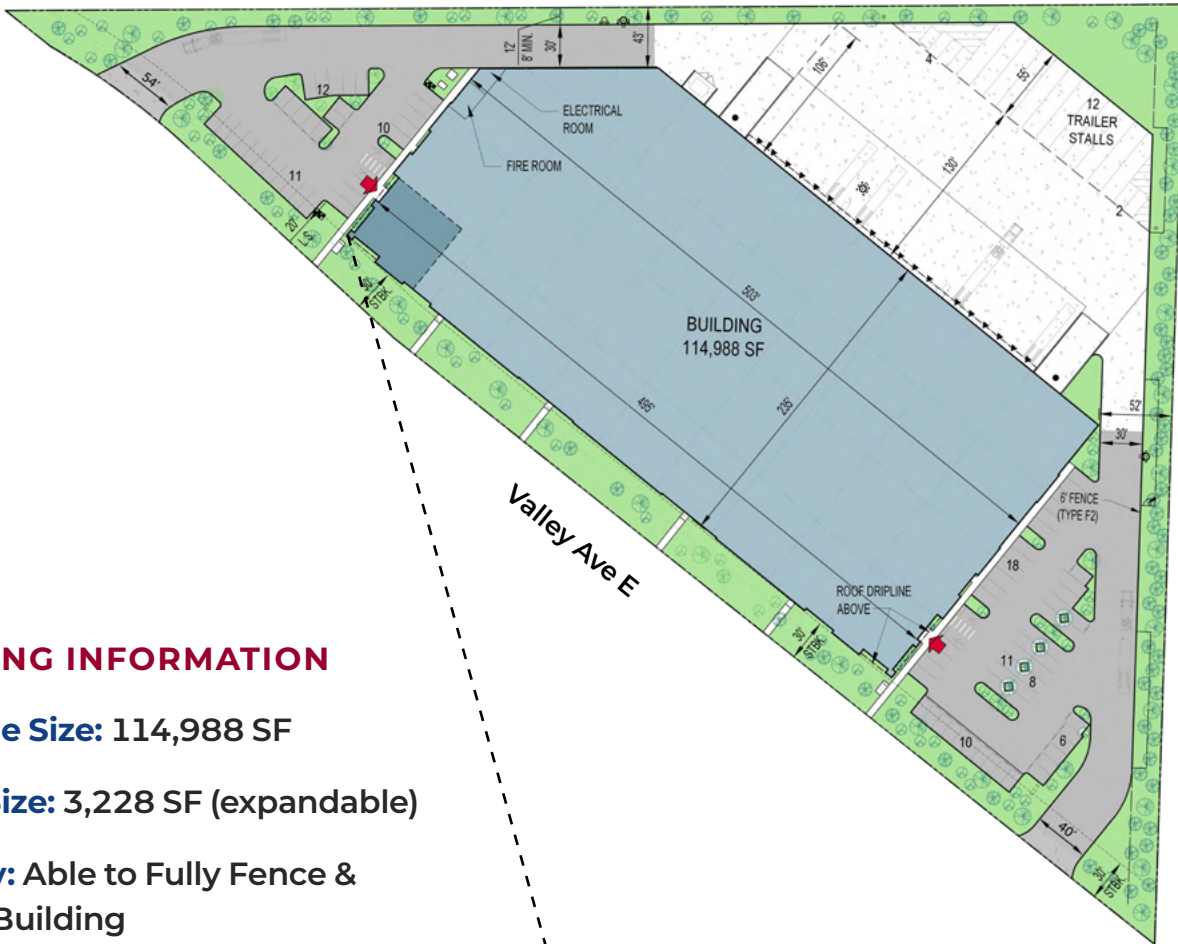
**BRUCE VALENTINE**  
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## BUILDING INFORMATION

**Available Size:** 114,988 SF

**Office Size:** 3,228 SF (expandable)

**Security:** Able to Fully Fence & Secure Building

**Land Size:** 6.53 AC

**Loading:** 2 GL & 18 DH

**Auto Parking:** 92 Stalls

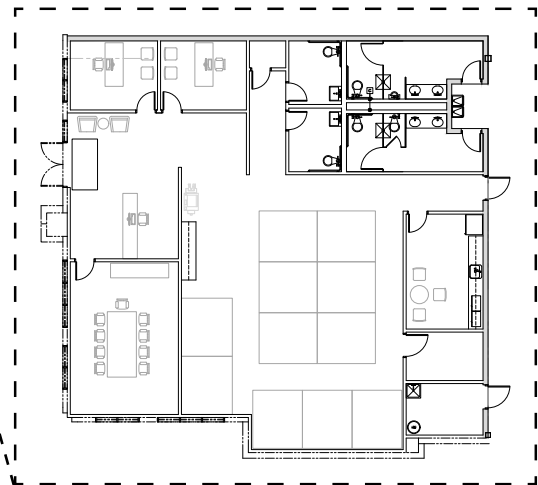
**Trailer Parking:** 12 Stalls

**Clear Height:** 36'

**Column Spacing:** 52' x 60'

**Power:** 2,000 Amps, 480 Volts

**Sprinklers:** ESRF



# FUTURE SR-167 EXPANSION



## DRIVE TIMES

Port of Tacoma	14 min
Port of Seattle	47 min
Highway 99	4 min
Interstate 5	5 min



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# NEARBY TENANTS & RETAIL AMENITIES



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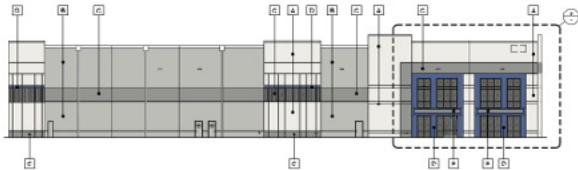
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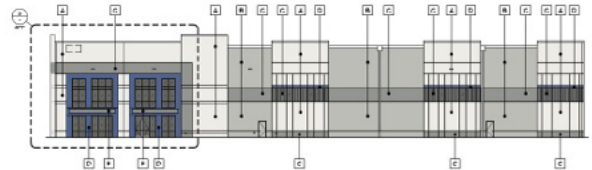
NORTH ELEVATION

1



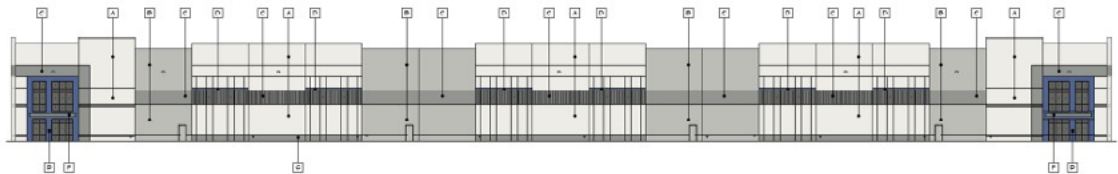
WEST ELEVATION

2



EAST ELEVATION

3



SOUTH ELEVATION

4

## EXTERIOR COLOR LEGEND

- A** BODY - TILT-UP CONCRETE WALL:  
SHERWIN WILLIAMS "PURE WHITE" SW 1005
- B** ACCENT 1 - TILT-UP CONCRETE WALL:  
SHERWIN WILLIAMS "ARGOS" SW 1065
- C** ACCENT 2 - TILT-UP CONCRETE WALL:  
SHERWIN WILLIAMS "TIN LIZZIE" SW9163
- D** ACCENT 3 - TILT-UP CONCRETE WALL & ACCENT:  
AEP-SPAN "XEPEC BLUE"
- E** FASCIA TRIM:  
AEP-SPAN "COOL REGAL WHITE"
- F** CANOPIES:  
SHERWIN WILLIAMS "TIN LIZZIE" SW9163
- G** METAL CLADDING:  
AEP "COOL ZINC GRAY"
- GLAZING - 1/4 GRAY SOLARBAN 60  
(CLEAR ANNOXIDIZED MULLIONS)
- CONCRETE FORM LINER WHERE SHOWN,  
PAINT AS INDICATED



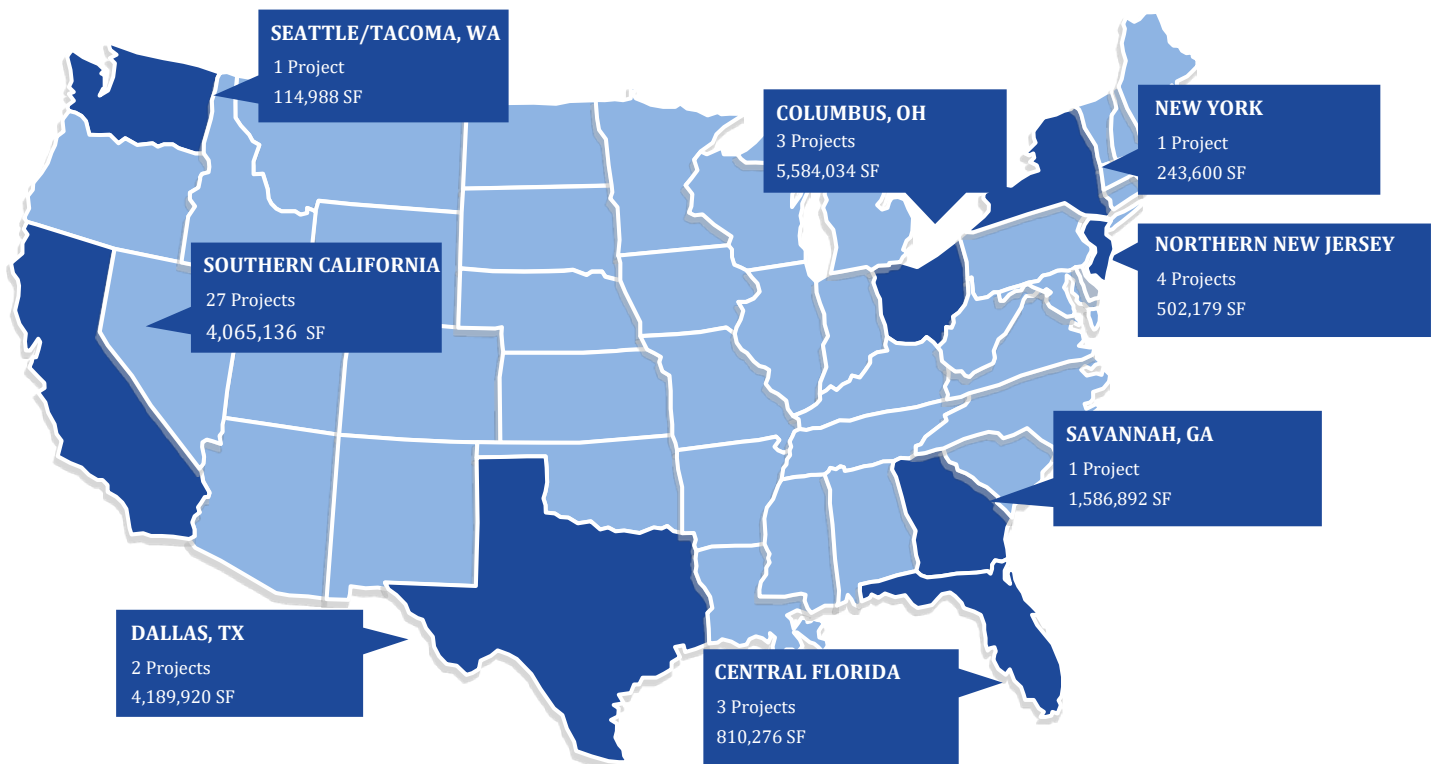
ENLARGED ELEVS

5

Xebec provides real estate investment opportunities in industrial assets to institutional and private wealth investors through the acquisition, development, redevelopment, and management of institutional-quality bulk logistics, infill/last-mile and light industrial properties located in top-tier markets in the U.S.

Since inception, Xebec has acquired and developed, redeveloped, or repositioned industrial and industrial logistics real estate projects totaling over 9 million square feet, with an additional 42 projects totaling approximately 17.1 million square feet currently in various stages of development.

## Xebec Development Pipeline



## Xebec Completed Developments



LOGISTIX HUB SOUTH DALLAS  
DALLAS, TX



THE HUB AT LONDON GROVEPORT  
COLUMBUS, OH



10TH STREET  
AZUSA, CA



LOGISTIX HUB SAVANNAH  
SAVANNAH, GA



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