

# FRED 310

GATEWAY TO THE WEST

## RARE 4M SF INDUSTRIAL PARK

1.35M SF UNDER CONSTRUCTION | DELIVERING JUNE 2024

*Connect Faster.  
Think Bigger.*



 CUSHMAN &  
WAKEFIELD  
CROW HOLDINGS  
CAPITAL

 PANATTONI®

FREDERICKSON, WASHINGTON  
PIERCE COUNTY / PORT OF TACOMA

[WWW.FRED310.COM](http://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, 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.

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.**



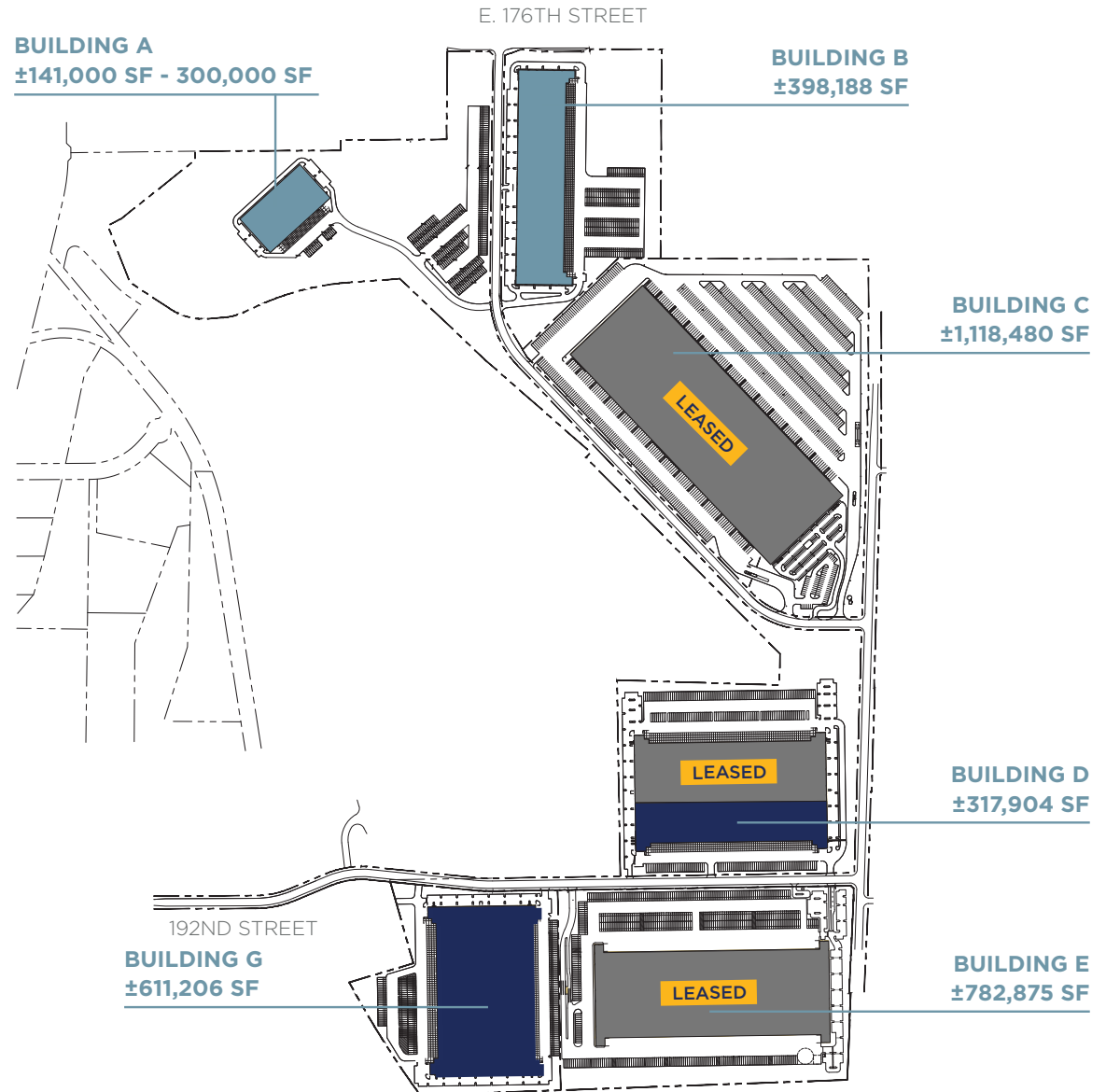
# BUILDING SPECIFICATIONS

## Phase 1 (Under Construction)

	BUILDING D	BUILDING G
Building SF	753,069	611,206
Available SF	317,904	611,206
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	±141,000 - 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"
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 June 2024
- Large Truck Courts
- Unsurpassed Regional and National Access
- 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

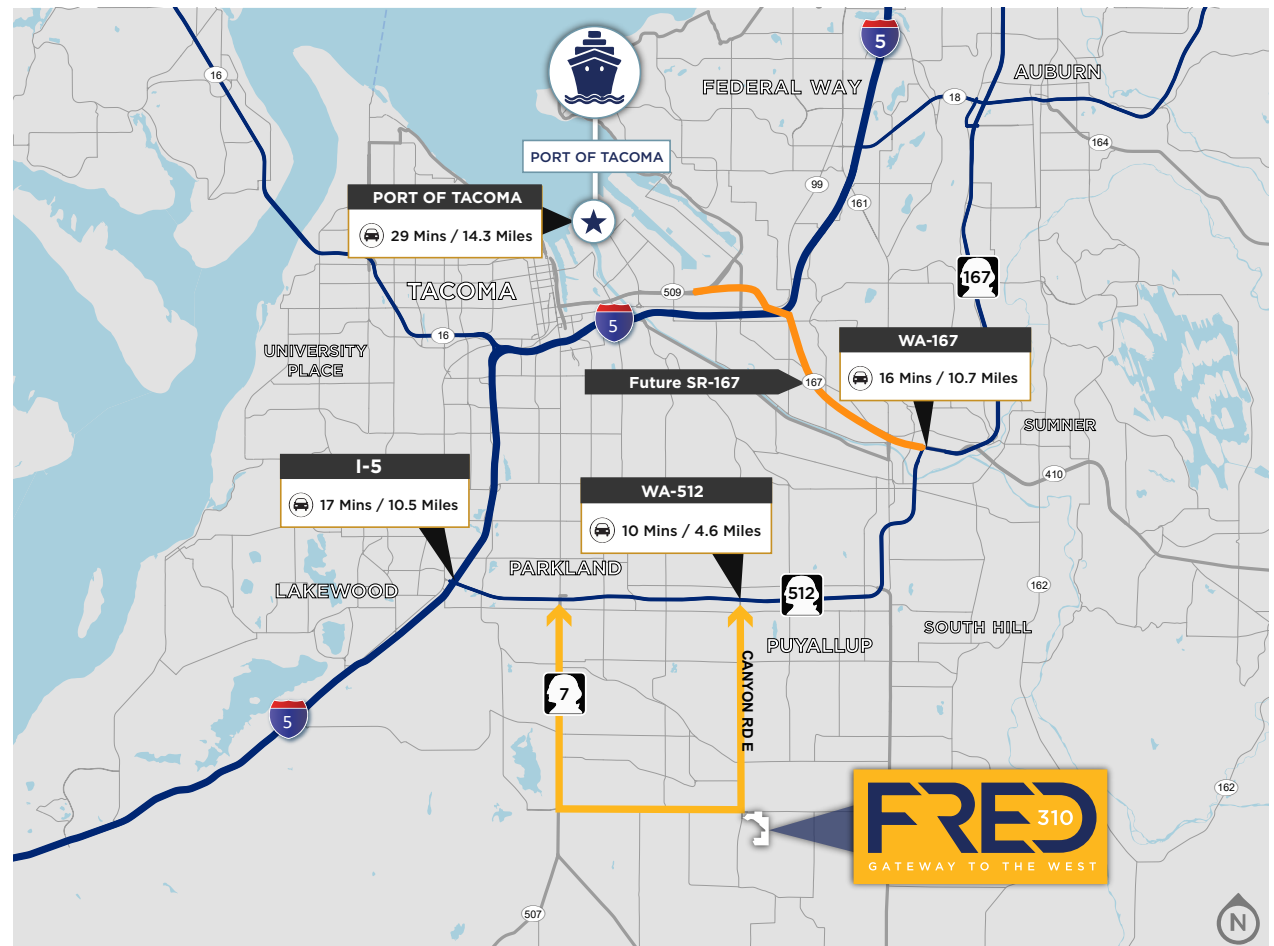


# EXCEPTIONAL CONNECTIVITY

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 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



# EXISTING CORPORATE TENANT BASE

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



# AERIAL VIEW



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