

# FRED 310

GATEWAY TO THE WEST

**RARE 4M SF INDUSTRIAL PARK**

3.4M SF DELIVERING Q1 2024

*Connect Faster.  
Think Bigger.*



 CUSHMAN &  
WAKEFIELD  
CROW HOLDINGS  
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FREDERICKSON, WASHINGTON  
PIERCE COUNTY / PORT OF TACOMA

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# 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 3.4 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.**



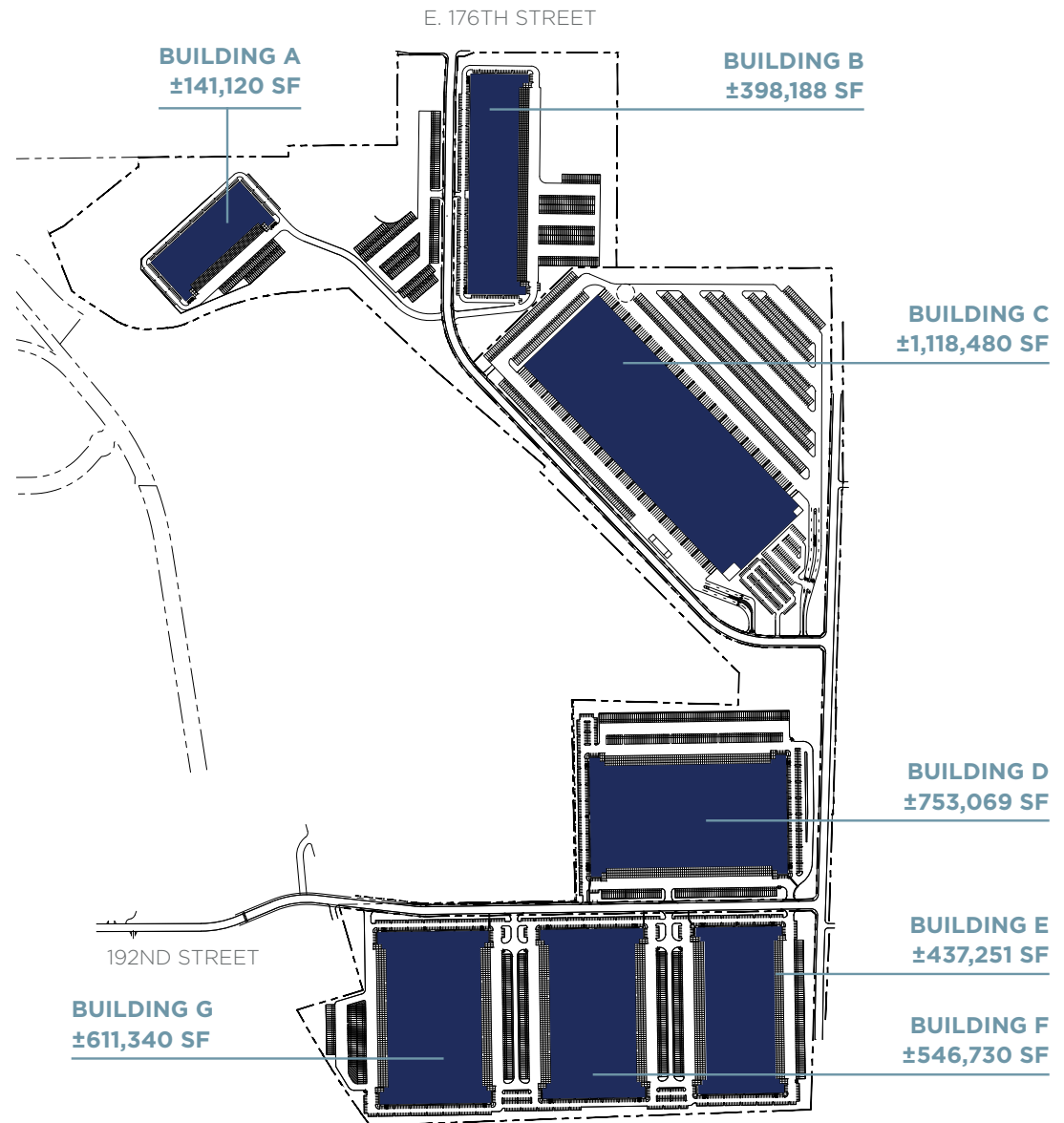
# BUILDING SPECIFICATIONS

## Phase 1

	BUILDING C	BUILDING D	BUILDING E	BUILDING F	BUILDING G
<b>Building SF</b>	1,118,480	753,069	437,251	546,730	611,340
<b>Site SF</b>	3,345,408	1,799,028	1,058,508	1,158,696	1,285,020
<b>Coverage</b>	33.43%	41.62%	41.05%	46.98%	47.39%
<b>Trailer Park</b>	715	267	133	126	158
<b>Auto Park</b>	181	488	313	353	370
<b>Trailer Court Depth</b>	130'	130'	130'	130'	130'
<b>Slab Thickness</b>	8"	8"	7"	8"	8"
<b>Building Dimensions</b>	620 x 1804	620 x 1190	400 x 1008	520 x 1026	570 x 1046
<b>Clear Height</b>	40'	40'	36'	40'	40'
<b>Single/Multi Tenant</b>	Multi	Multi	Multi	Multi	Multi
<b>Fire Sprinkler</b>	ESFR	ESFR	ESFR	ESFR	ESFR
<b>Electrical Power</b>	3,000	3,000	3,000	3,000	3,000
<b>Dock High Doors</b>	134	126	106	106	106
<b>Estimated Delivery</b>	Q1 2024	Q3 2024	Q1 2024	Q1 2024	Q2 2024

## Phase 2

	BUILDING A	BUILDING B
<b>Building SF</b>	141,120	398,188
<b>Site SF</b>	457,380	1,106,424
<b>Coverage</b>	42.98%	35.99%
<b>Trailer Park</b>	59	166
<b>Auto Park</b>	201	244
<b>Trailer Court Depth</b>	130'	130'
<b>Slab Thickness</b>	6"	7"
<b>Building Dimensions</b>	260 x 784	310 x 1280
<b>Clear Height</b>	32'	36'
<b>Single/Multi Tenant</b>	Multi	Multi
<b>Fire Sprinkler</b>	ESFR	ESFR
<b>Electrical Power</b>	2,000	3,000
<b>Dock High Doors</b>	12	74



Dedicated trailer yard will contain 220 parking stalls

# ACCESS. REACH. CONNECT. GROW.

## SITE BENEFITS

- Over ±3.4 MSF of Spec Space in 4 Buildings Delivering Q1 2024
- Lease or Build-to-Suit Options
- Large Truck Courts
- Rail Served
- 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

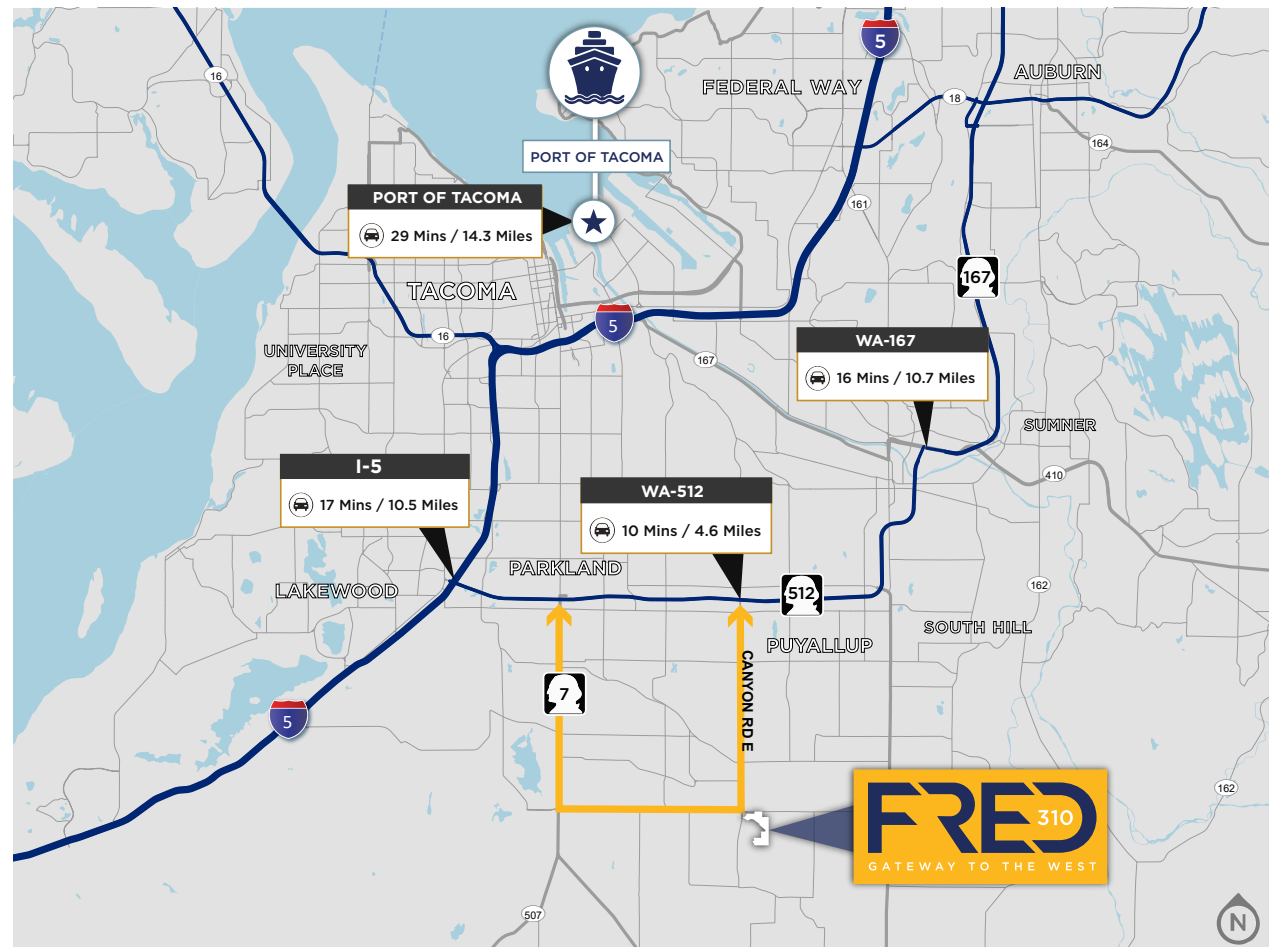


# EXCEPTIONAL CONNECTIVITY

Desirable, Growing Submarket with Favorable Demographics.

## *Pierce County* *Fast Facts:*

- Population: 925,708
- Labor Force: 436,956
- Unemployment: 5.9%
- Median Age: 36.4
- Median Household Income: \$76,438
- Cost of Living Index: 118.9
- Area: 1,806 mi<sup>2</sup> / 4,678 km<sup>2</sup>
- Population Growth Rate: 0.5%
- Median Home Price: \$362,100
- 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.



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## *For More Information, Please Contact:*

### **SCOTT ALAN, SIOR**

Executive Managing Director  
+1 206 521 0236  
scott.alan@cushwake.com

### **PATRICK MULLIN**

Executive Managing Director  
+1 206 521 0265  
patrick.mullin@cushwake.com

### **CONNOR CREE**

Managing Director  
+1 206 521 0289  
connor.cree@cushwake.com

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



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