

FRED 310

GATEWAY TO THE WEST

RARE 4M SF INDUSTRIAL PARK

2.3M SF DELIVERING Q1 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 2.3 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.**



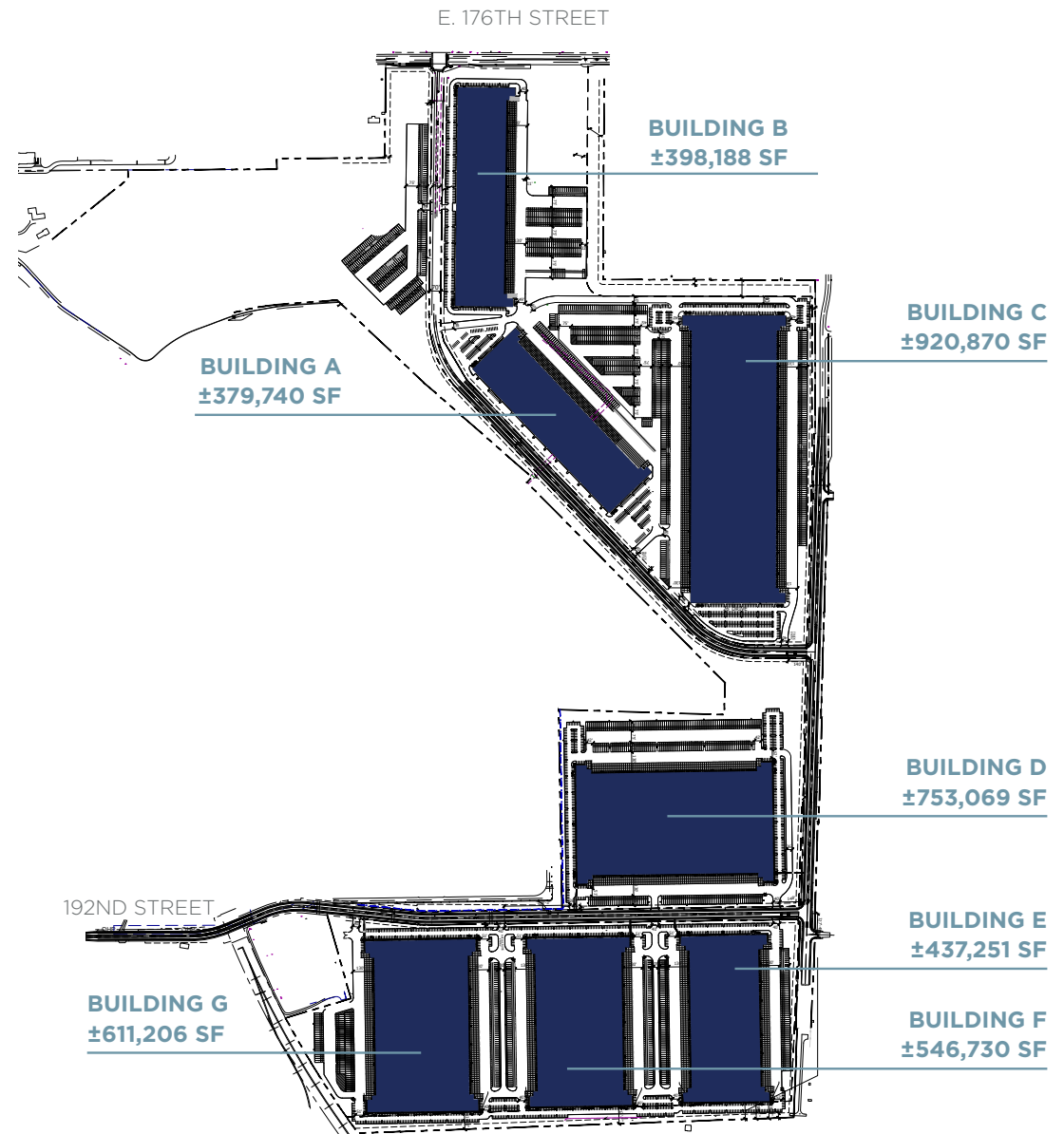
BUILDING SPECIFICATIONS

Phase 1

	BUILDING D	BUILDING E	BUILDING F	BUILDING G
Building SF	753,069	437,251	546,730	611,206
Site SF	1,799,028	1,058,508	1,158,696	1,285,020
Coverage	41.62%	41.05%	46.98%	47.39%
Trailer Park	267	133	126	158
Auto Park	488	313	353	370
Trailer Court Depth	130'	130'	130'	130'
Slab Thickness	8"	7"	8"	8"
Building Dimensions	620 x 1190	400 x 1008	520 x 1026	570 x 1046
Clear Height	40'	36'	40'	40'
Single/Multi Tenant	Multi	Multi	Multi	Multi
Fire Sprinkler	ESFR	ESFR	ESFR	ESFR
Electrical Power	3,000	2,000	3,000	3,000
Dock High Doors	126	106	106	106
Estimated Delivery	Q3 2024	Q1 2024	Q1 2024	Q2 2024

Phase 2

	BUILDING A	BUILDING B	BUILDING C
Building SF	379,740	398,188	920,870
Site SF	457,380	1,106,424	3,345,408
Coverage	42.98%	35.99%	33.43%
Trailer Park	88	166	419
Auto Park	218	244	181
Trailer Court Depth	130'	130'	130'
Slab Thickness	6"	7"	8"
Building Dimensions	310 x 1280	294 x 1332	520 x 1784
Clear Height	32'	36'	40'
Single/Multi Tenant	Multi	Multi	Multi
Fire Sprinkler	ESFR	ESFR	ESFR
Electrical Power	2,000	2,000	4,000
Dock High Doors	67	74	200



Dedicated trailer yard will contain 220 parking stalls

ACCESS. REACH. CONNECT. GROW.

SITE BENEFITS

- Over ±2.3 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

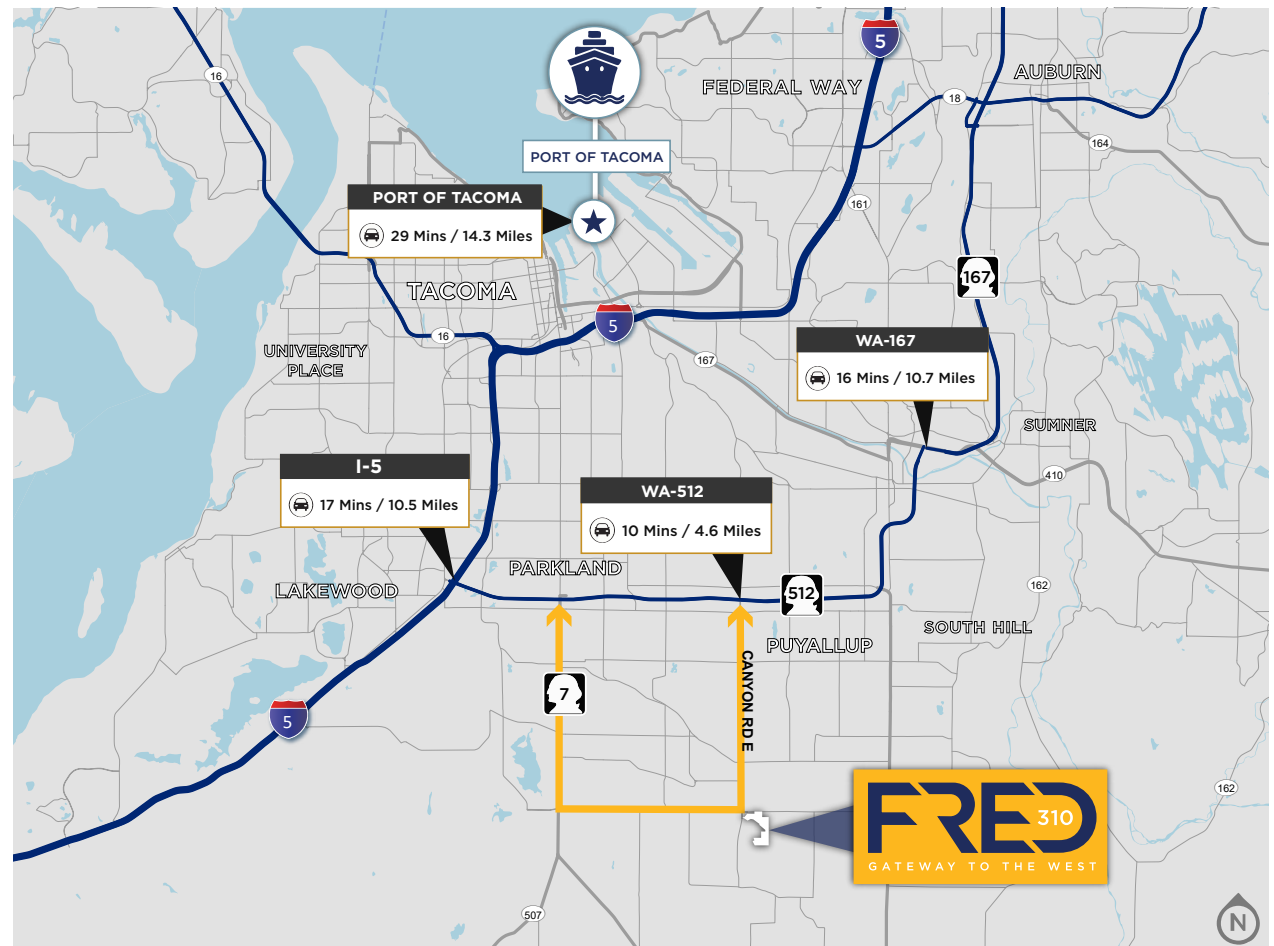


EXCEPTIONAL CONNECTIVITY

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 mi² / 4,678 km²
- 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.



AERIAL VIEW



FRED 310

GATEWAY TO THE WEST

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



©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.