

FRED³¹⁰

GATEWAY TO THE WEST

RARE 4M SF INDUSTRIAL PARK

CONSTRUCTION COMPLETED | 611,340 SF AVAILABLE NOW

*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 Employment Center (EC) zoned 310-acre site is primed for distribution and logistics, 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 providing unsurpassed regional and national access.

Favorable demographics, high-profile corporate neighbors, and Pierce County economic incentives make the site even more appealing.

FRED310 has the space you need for your business to expand its reach and make its mark.



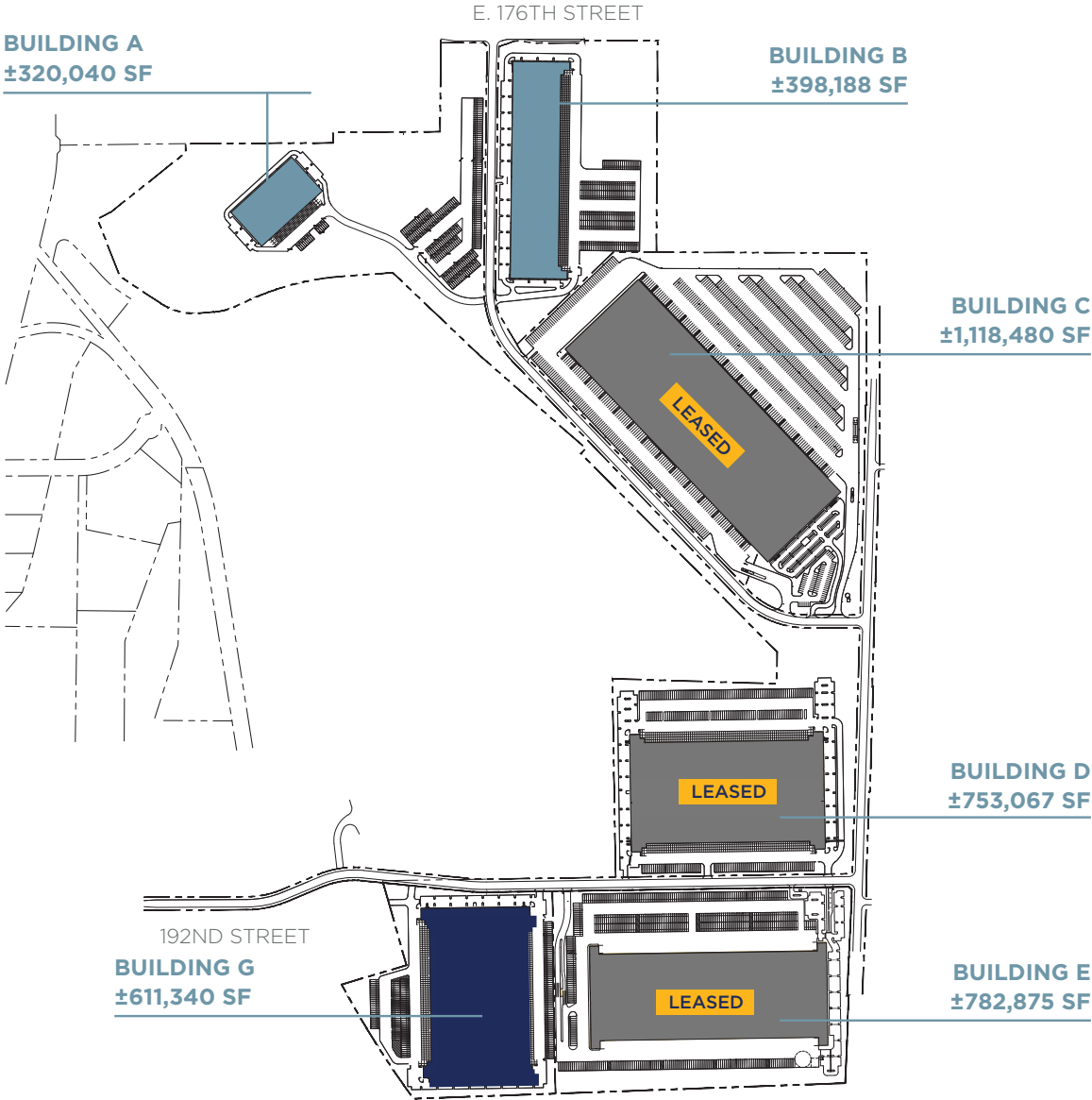
PARK OVERVIEW

Available Now

BUILDING G	
Building SF	611,340
Available SF	611,340
Office SF	3,498
Site SF	1,285,020
Coverage	47.39%
Trailer Park	158
Auto Park	370
Trailer Court Depth	130'
Slab Thickness	8"
Building Dimensions	570 x 1046
Clear Height	40'
Single/Multi Tenant	Multi
Fire Sprinkler	ESFR
Electrical Power	3,000
Dock High Doors	106
Construction Completed	June 2024

Phase 2

	BUILDING A	BUILDING B
Building SF	320,040	398,188
Site SF	457,380	1,106,424
Coverage	42.98%	35.99%
Trailer Park	56	166
Auto Park	200	244
Trailer Court Depth	135'	130'
Slab Thickness	6"	7"
Building Dimensions	355 x 896	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	48	74



BUILDING SPECIFICATIONS

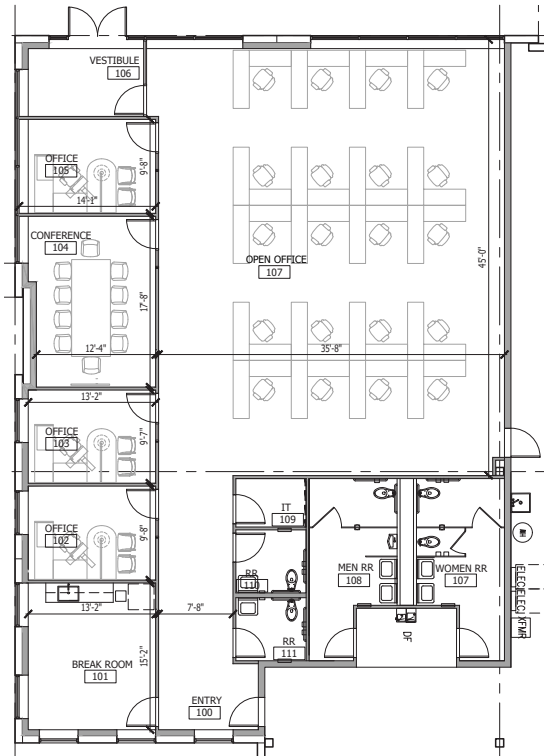
Building G

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Building Dimensions	570 x 1046
Clear Height	40'
Single/Multi Tenant	Multi
Fire Sprinkler	ESFR
Electrical Power	3,000
Dock High Doors	106
Drive-In Doors	4

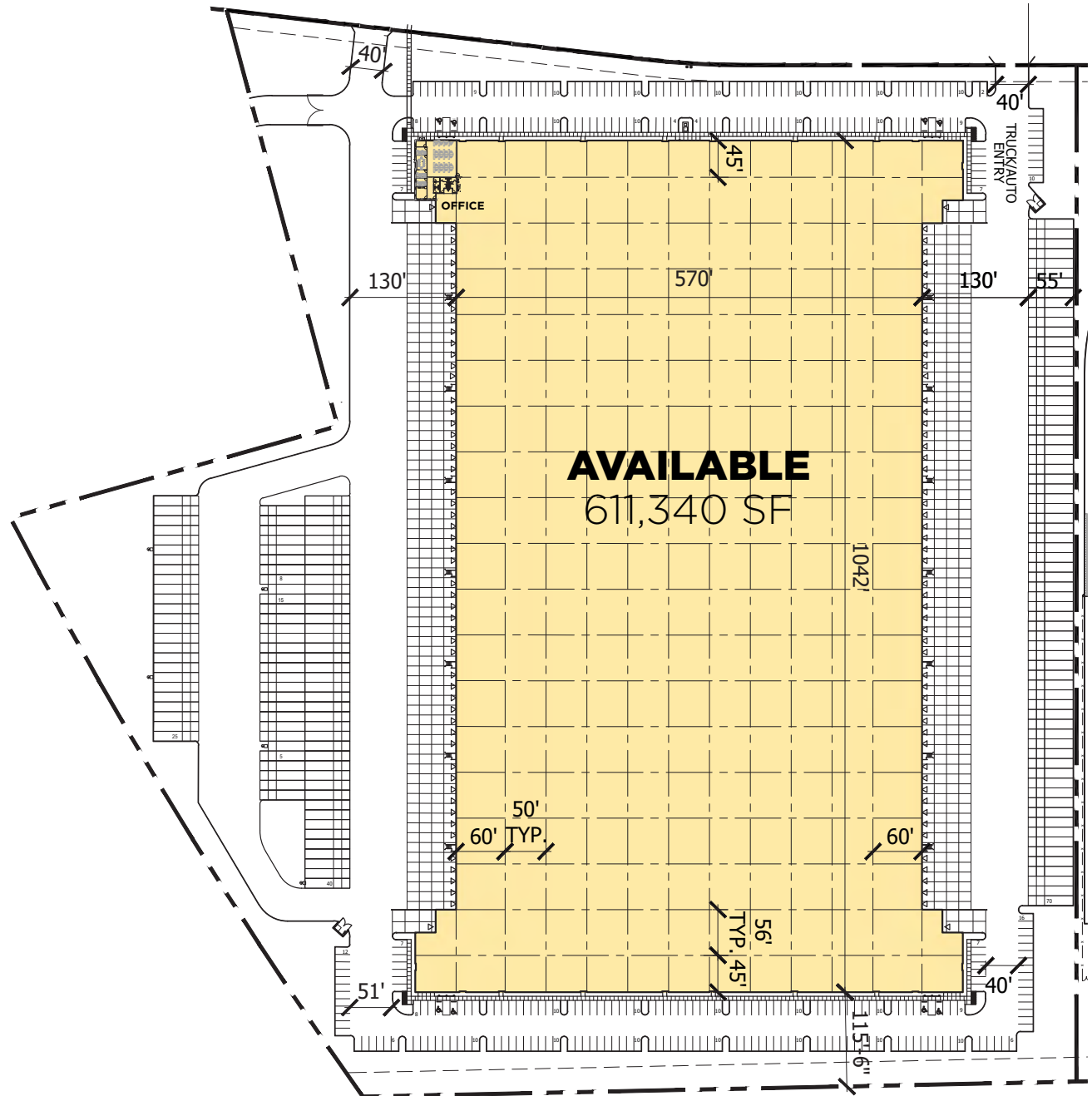


SITE PLAN

Building G



OFFICE PLAN

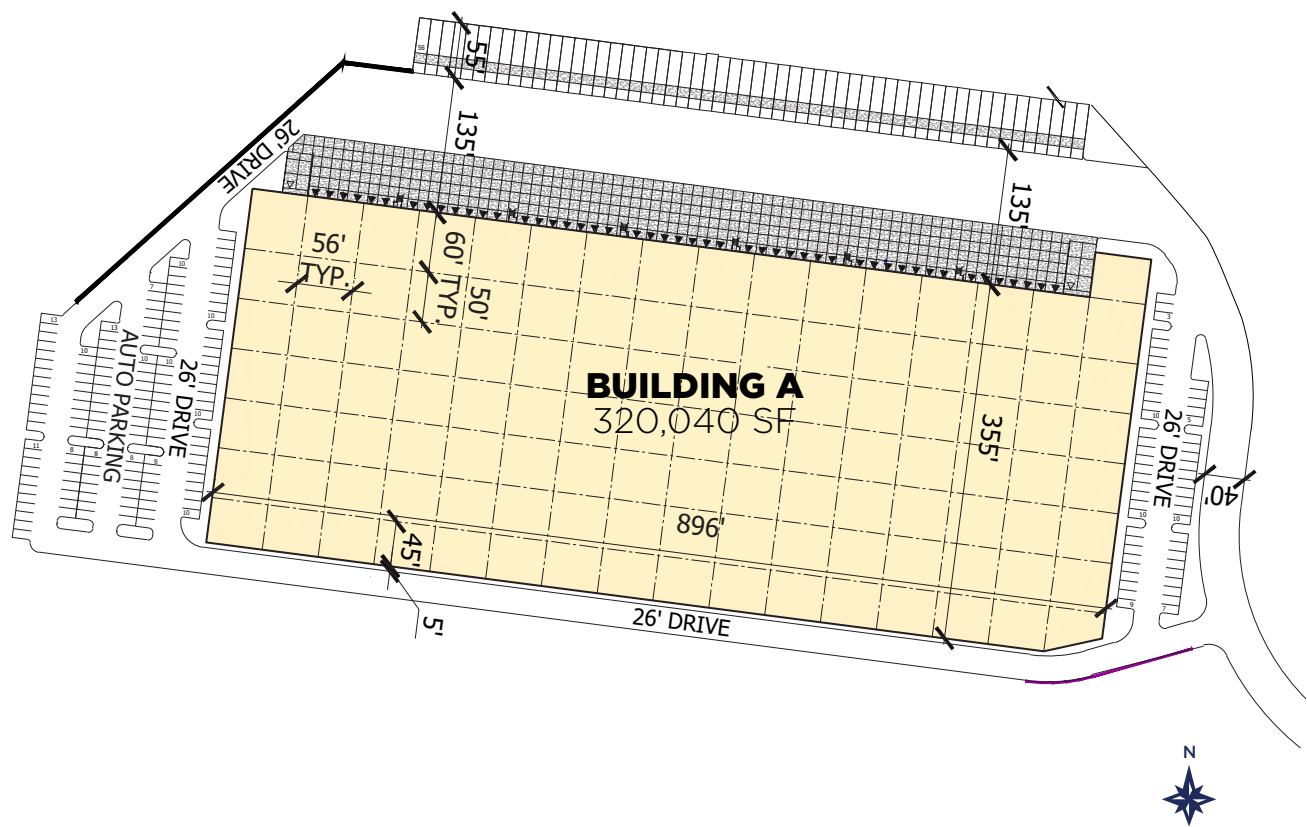


Phase 2

BUILDING SPECIFICATIONS

Building A

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Trailer Park	56
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Slab Thickness	6"
Building Dimensions	355 x 896
Clear Height	32'
Single/Multi Tenant	Multi
Fire Sprinkler	ESFR
Electrical Power	2,000
Dock High Doors	48
Drive-In Doors	2

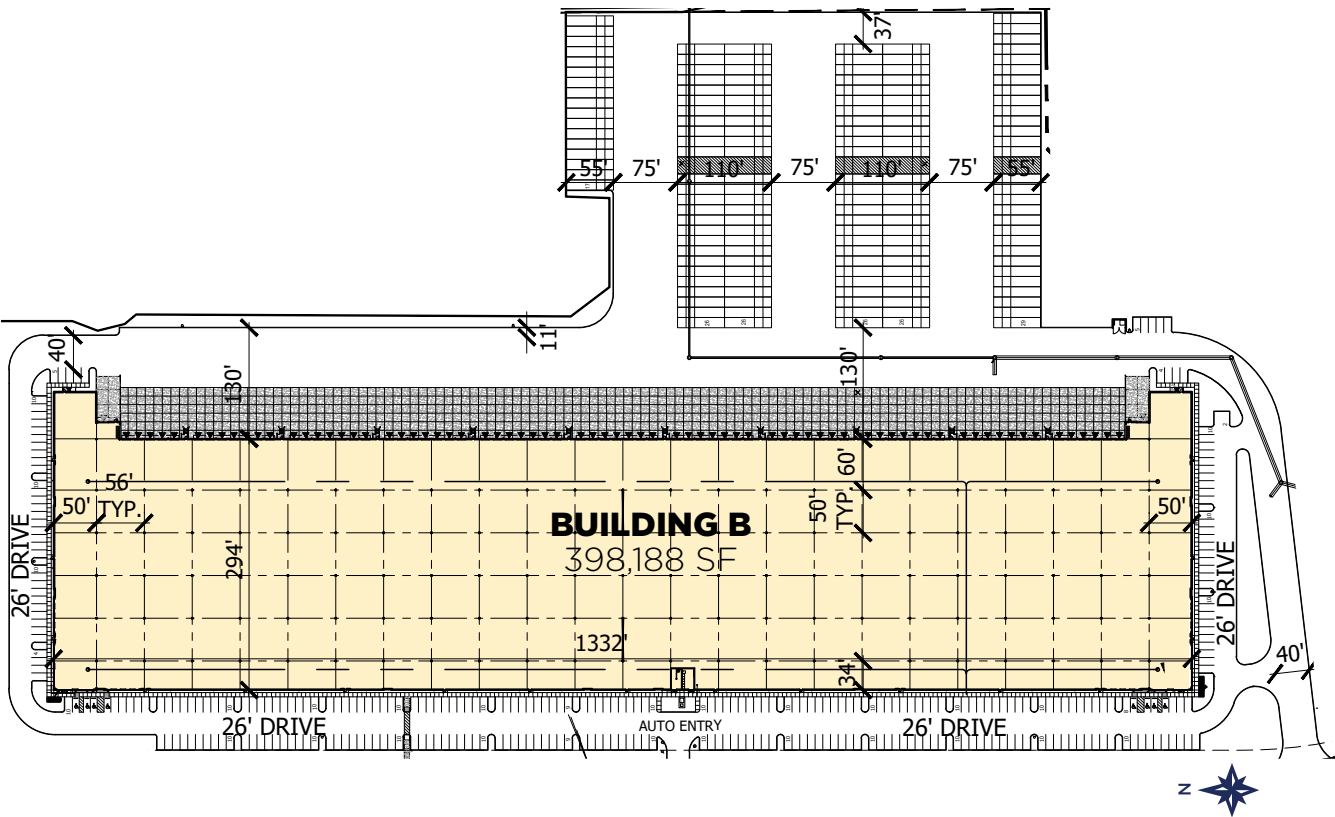


Phase 2

BUILDING SPECIFICATIONS

Building B

Building SF	398,188
Site SF	1,106,424
Coverage	35.99%
Trailer Park	166
Auto Park	244
Trailer Court Depth	130'
Slab Thickness	7"
Building Dimensions	294 x 1332
Clear Height	36'
Single/Multi Tenant	Multi
Fire Sprinkler	ESFR
Electrical Power	2,000
Dock High Doors	74
Drive-In Doors	2

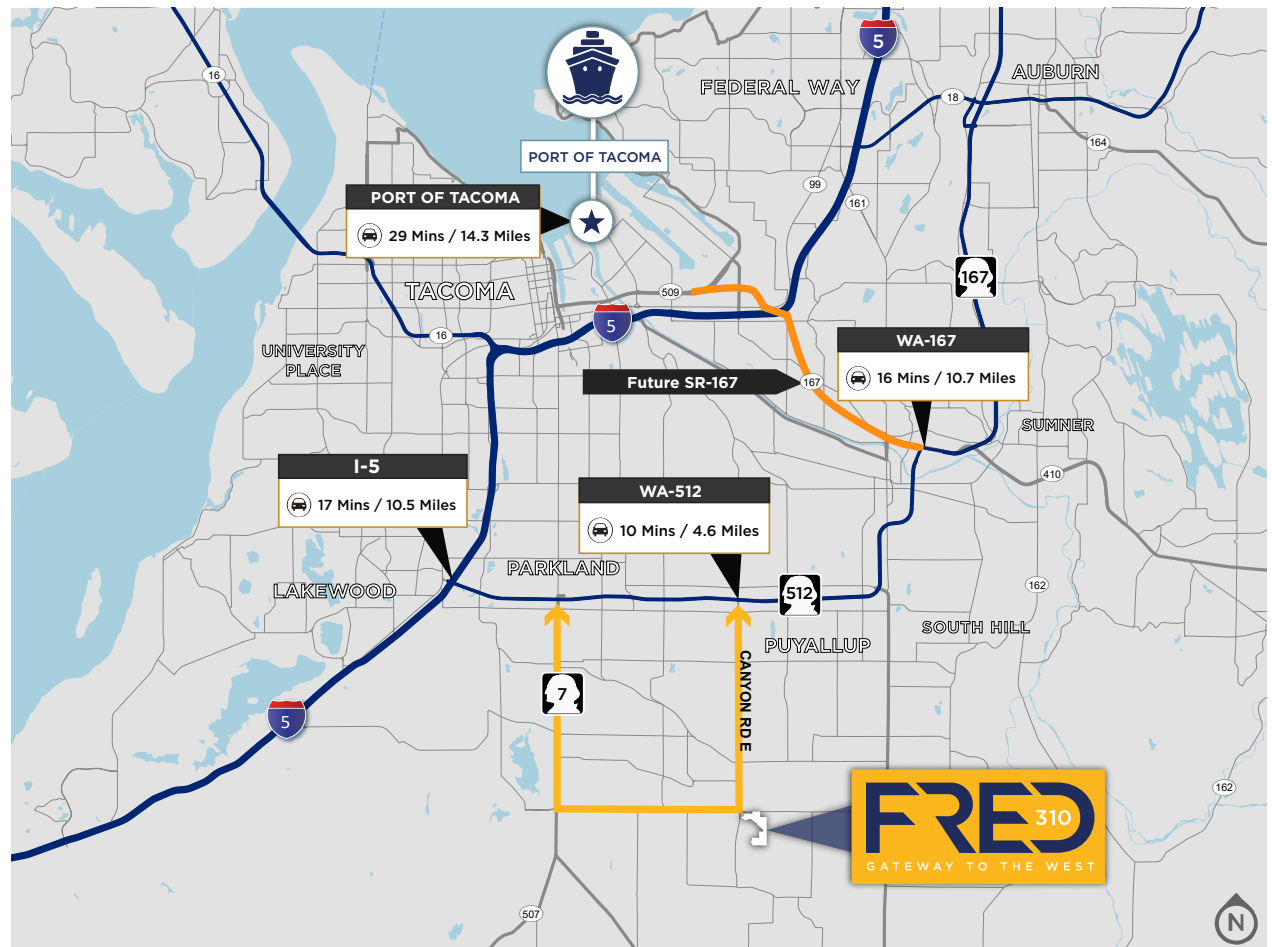


EXCEPTIONAL CONNECTIVITY

Desirable, Growing Submarket with Favorable Demographics.

Pierce County Fast Facts:

- **Population:** 948,793
- **Labor Force:** ±430,000
- **Unemployment:** 5.0%
- **Median Age:** 36.8
- **Median Household Income:** \$96,632
- **Cost of Living Index:** 122.7
- **Area:** 1,806 mi² / 4,678 km²
- **Population Growth Rate:** 0.24%
- **Median Home Price:** \$550,000
- **Average Commute Time:** 31.6 minutes
- **Gross Metro Product:** \$46.1 billion
- **Primary Industries:** Aerospace, Government, Healthcare, Manufacturing, Military, Transportation & Logistics





GATEWAY TO THE WEST

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