



# Clover Creek Logistics Center

**192,163 SF Available  
with 2.35 AC Yard**



**Purpose-Built for Modern Logistics**

**WPT**  
CAPITAL ADVISORS

 CUSHMAN &  
WAKEFIELD



## New Construction

### Class A Industrial Building for Lease

Move-In Ready | Available for Immediate Occupancy

Built to perform, Clover Creek Logistics Center delivers a rare, stand-alone industrial opportunity with expansive yard capacity, giving users the flexibility and efficiency required to support heavy power activity in the heart of one of Pierce County's most active submarkets.



**192,163 SF**

Total Building Size



**2.35 AC (97 Stalls)**

Excess Trailer Yard



**3,820 SF**

Class A Office\*



**3,000 Amps**

of Power

\*delivered in shell condition but is expandable

**Building Size 192,163 SF**

**Office Size 3,820 SF**

**Land Size ±25.13 AC (±1,094,987 SF)**

**Excess Trailer Yard** ±2.35 AC (±102,424 SF)

**Zoning** EC - Employment Center (Pierce County)

**Dock Doors** 25 Dock High doors (8 with levelers)

**Drive-In Doors** 2

**Clear Height** 36'

**Truck Courts** 130'

**Fire System** ESFR

**Column Spacing** 50' x 56' TYP

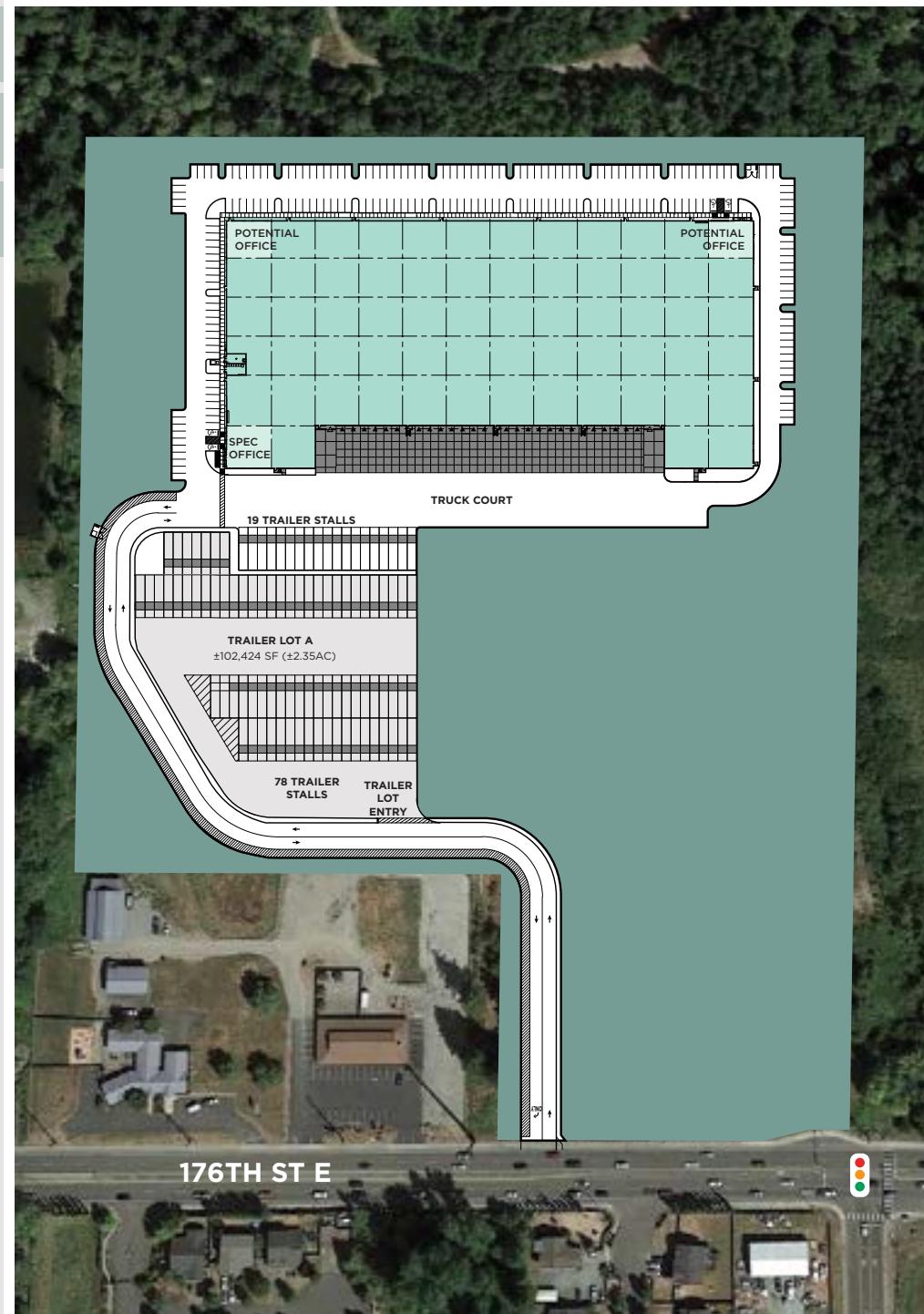
**Power** 3,000 Amps

**Parking** 214 Stalls

**Trailer Parking** 97 Total (19 Allocated to Building & 78 Allocated to Excess Land)

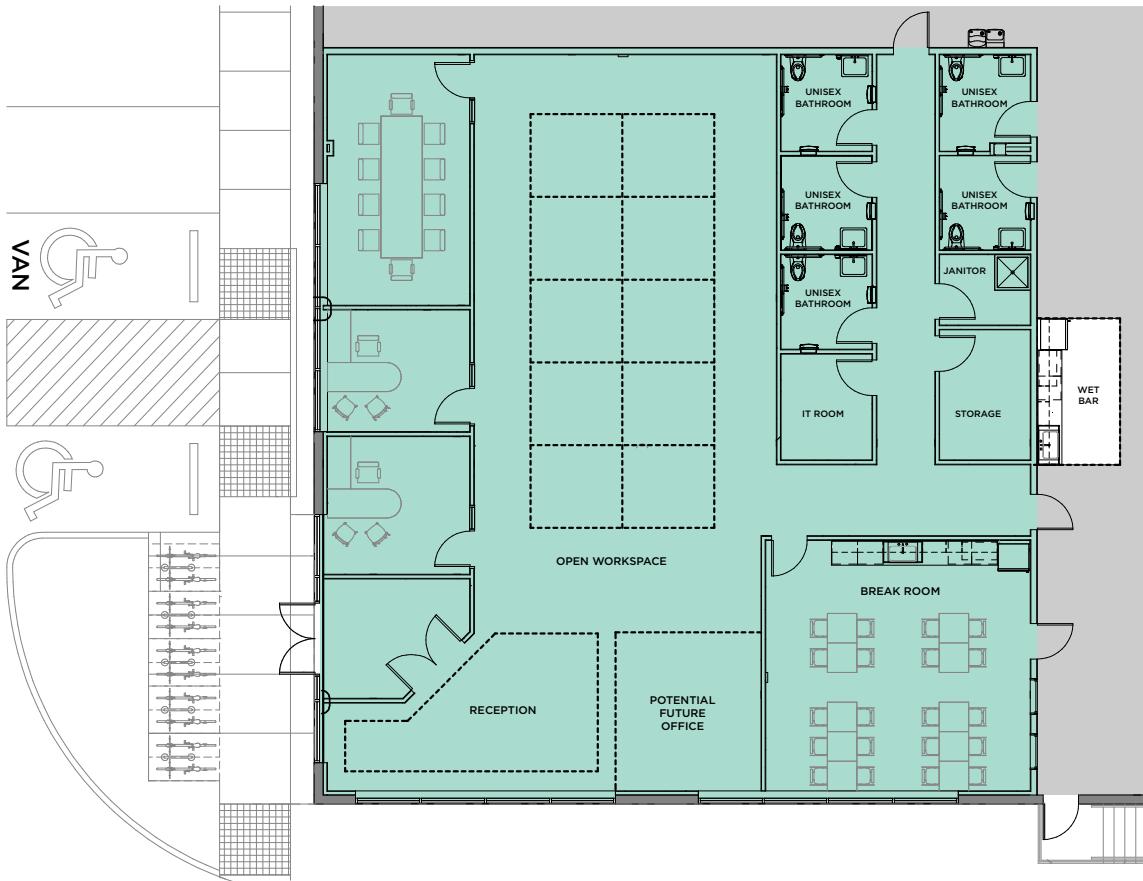
**Construction** Tilt-up concrete

**Certification** LEED Silver Core & Shell Certified



3,820 SF | Total SF Office

 Clover Creek  
Logistics Center

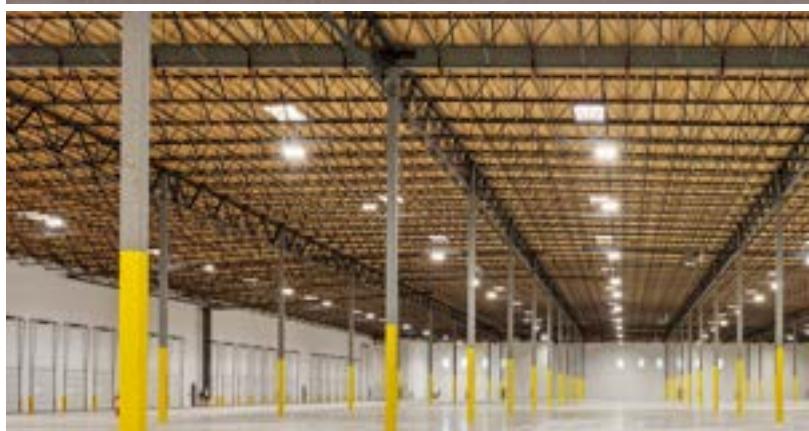


Your Route, Made Easy



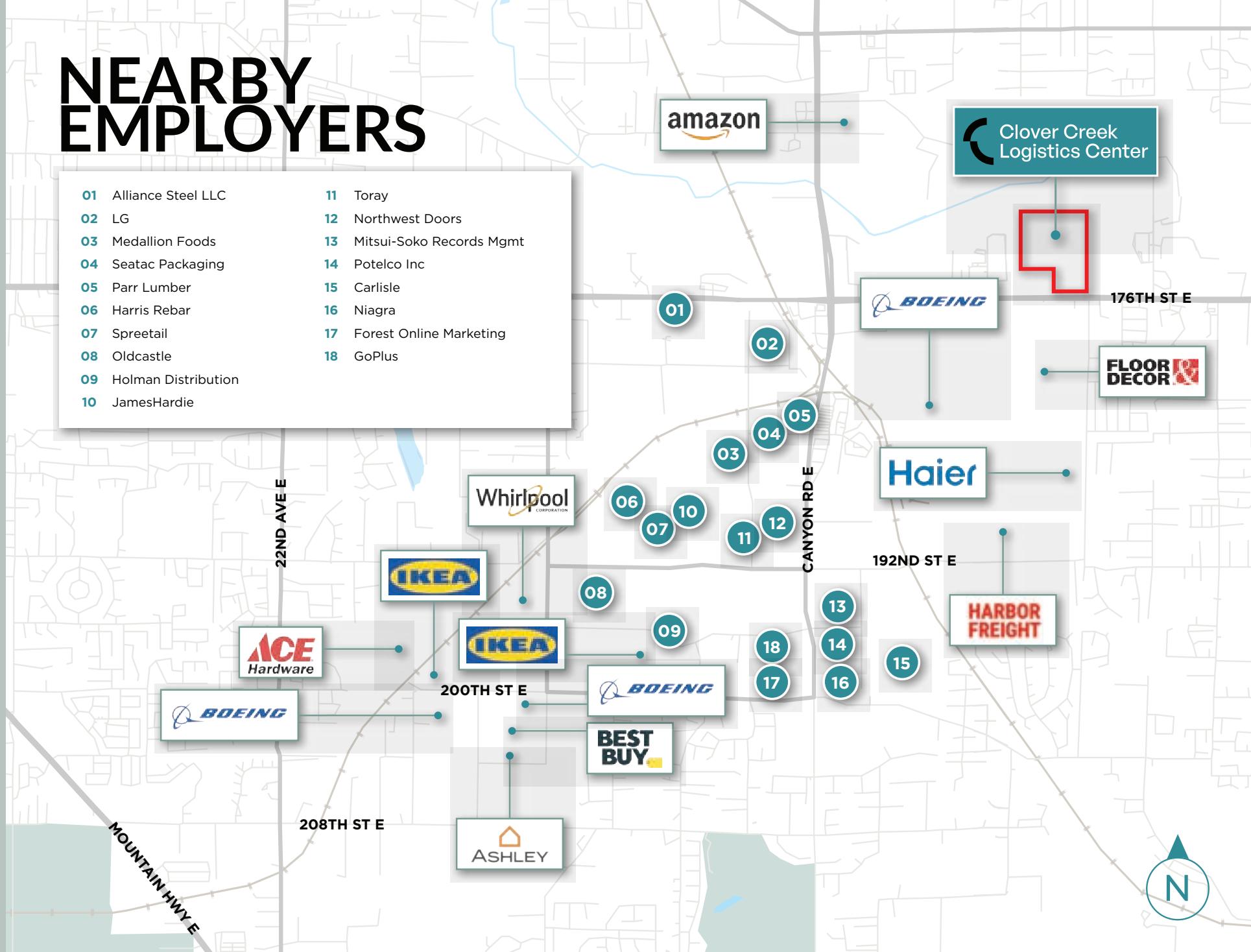
Engineered for efficiency with seamless truck flow from roadway to dock and yard plus ample queuing and zero bottlenecks.





# NEARBY EMPLOYERS

|    |                          |
|----|--------------------------|
| 01 | Alliance Steel LLC       |
| 02 | LG                       |
| 03 | Medallion Foods          |
| 04 | Seatac Packaging         |
| 05 | Parr Lumber              |
| 06 | Harris Rebar             |
| 07 | Spreetail                |
| 08 | Oldcastle                |
| 09 | Holman Distribution      |
| 10 | JamesHardie              |
| 11 | Toray                    |
| 12 | Northwest Doors          |
| 13 | Mitsui-Soko Records Mgmt |
| 14 | Potelco Inc              |
| 15 | Carlisle                 |
| 16 | Niagra                   |
| 17 | Forest Online Marketing  |
| 18 | GoPlus                   |



The area surrounding Clover Creek Logistics Center is home to a strong concentration of established logistics, manufacturing, and distribution companies that reflect the strength and momentum of this industrial corridor.

**PATRICK MULLIN**

Executive Managing Director

+1 206 521 0265

[patrick.mullin@cushwake.com](mailto:patrick.mullin@cushwake.com)

**SCOTT ALAN, SIOR**

Executive Managing Director

+1 206 521 0236

[scott.alan@cushwake.com](mailto:scott.alan@cushwake.com)

**ANDREW SHULTZ**

Senior Director

+1 206 215 1645

[andrew.shultz@cushwake.com](mailto:andrew.shultz@cushwake.com)



**Clover  
Creek  
Logistics  
Center**



©2026 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. COE-PM-West-01.28.2026

**WPT**  
CAPITAL ADVISORS

 **CUSHMAN &  
WAKEFIELD**