

FOR LEASE

CANYON POINT INDUSTRIAL CENTER

17323 Canyon Parkway East | Pierce County, WA (Frederickson)

GATEWAY TO FREDERICKSON INDUSTRIAL MARKET



PROPERTY HIGHLIGHTS

- » 3 Building Industrial Park (584,006 SF)
- » 40.86 Total Acres
- » Zoned: ECOR (Employment Corridor)
- » Located 5 miles to SR-512
- » Signalized Entry to Park
- » Amenities at Corner of 176th Street E & Canyon Road E
- » Nearby Tenants Include: Amazon, Ace Hardware, Ikea, Boeing & Best Buy & LG Electronics



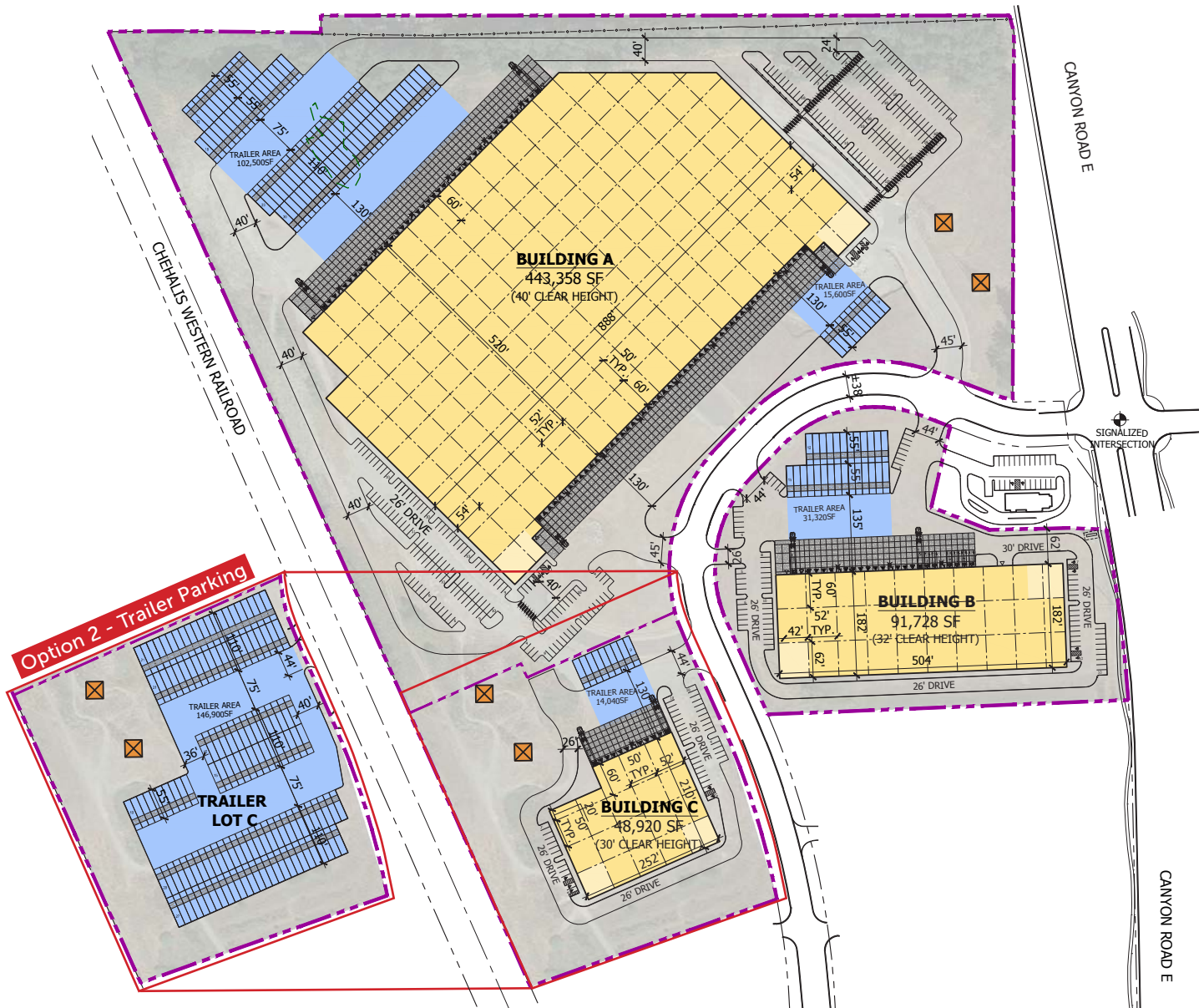
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PACIFIC RIM REAL ESTATE

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Building	Size (SF)	Building Depth	Clear Height	Column Spacing	Speed Bay	Slab	Dock Doors	Drive-in Doors	Truck Court	Car Parking	Trailer Parking
Building A	443,358	520'	40'	50' x 52'	60'	7"	80	4	130'	267	93
Building B	91,728	182'	32'	52' x 60'	60'	6"	22	2	135'	73	27
Building C	48,920	210'	30'	50' x 50'	60'	6"	11	0	130'	47	9
Trailer Lot C	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	138



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INTERSTATE 5 / SR-512	12.5 MIN. / 6 MIN.
PORT OF TACOMA	15 MIN.
PORT OF SEATTLE	45 MIN.
SEATAC INT'L AIRPORT	35 MIN.
PORTLAND	148 MIN.



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