

# FRED 310

GATEWAY TO THE WEST

## RARE 4M SF INDUSTRIAL PARK

CONSTRUCTION COMPLETED | 929,110 SF AVAILABLE NOW

*Connect Faster.  
Think Bigger.*



 CUSHMAN &  
WAKEFIELD  
CROW HOLDINGS  
CAPITAL

 PANATTONI®

FREDERICKSON, WASHINGTON  
PIERCE COUNTY / PORT OF TACOMA

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



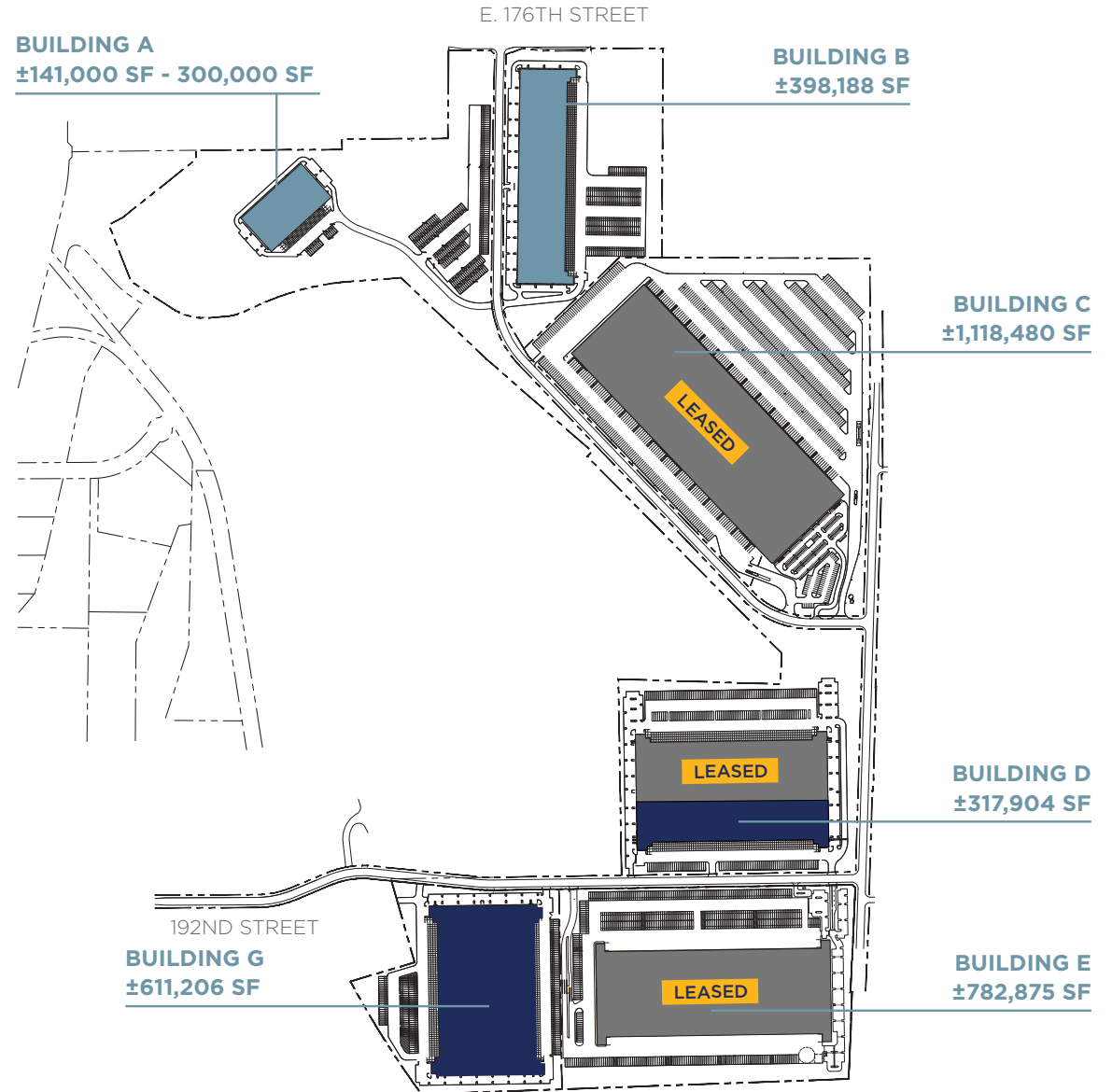
# PARK OVERVIEW

## Available Now

	BUILDING D	BUILDING G
<b>Building SF</b>	753,069	611,206
<b>Available SF</b>	317,904	611,206
<b>Office SF</b>	2,903	3,498
<b>Site SF</b>	1,799,028	1,285,020
<b>Coverage</b>	41.62%	47.39%
<b>Trailer Park</b>	81	158
<b>Auto Park</b>	199	370
<b>Trailer Court Depth</b>	130'	130'
<b>Slab Thickness</b>	8"	8"
<b>Building Dimensions</b>	620 x 1190	570 x 1046
<b>Clear Height</b>	40'	40'
<b>Single/Multi Tenant</b>	Multi	Multi
<b>Fire Sprinkler</b>	ESFR	ESFR
<b>Electrical Power</b>	3,000	3,000
<b>Dock High Doors</b>	63	106
<b>Construction Completed</b>	June 2024	June 2024

## Phase 2

	BUILDING A	BUILDING B
<b>Building SF</b>	±141,000 - 300,000	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	294 x 1332
<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	2,000
<b>Dock High Doors</b>	12	74



# BUILDING SPECIFICATIONS

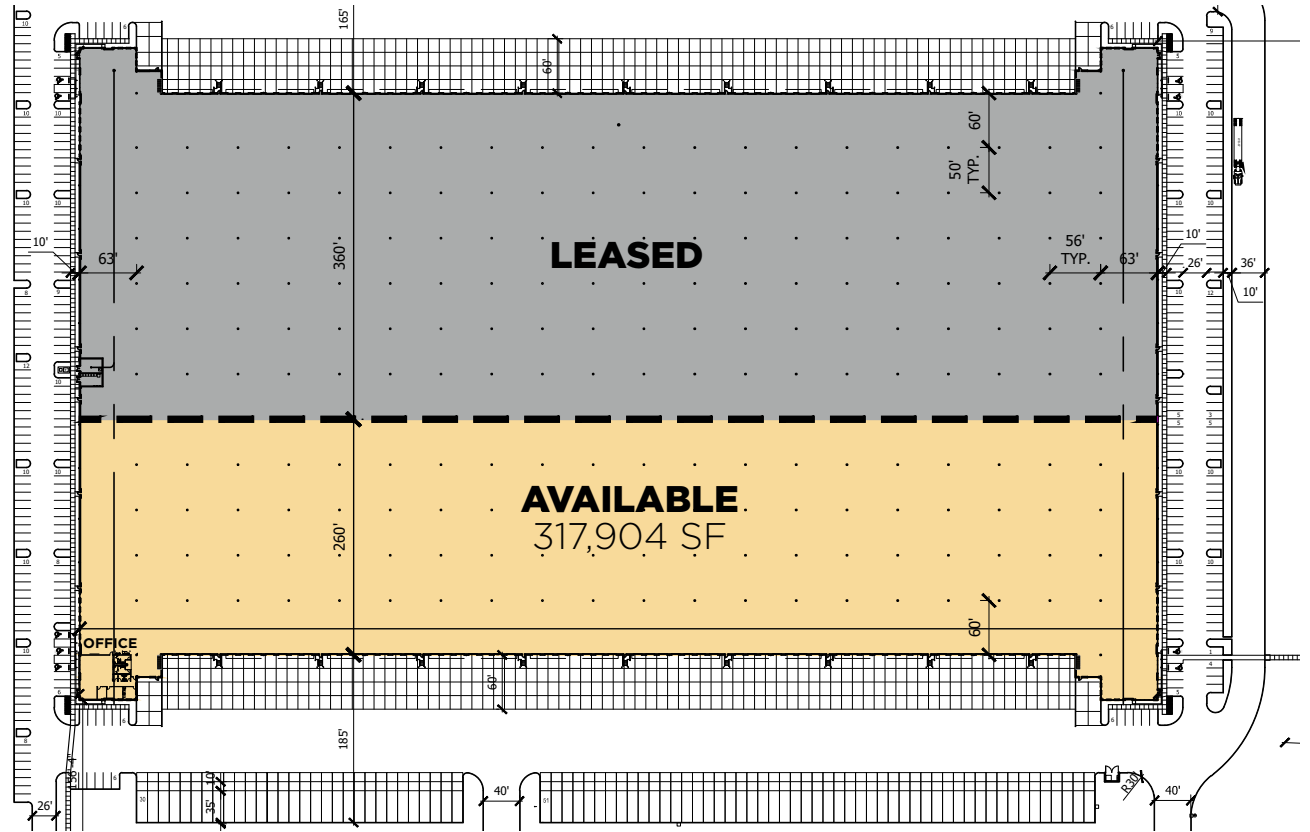
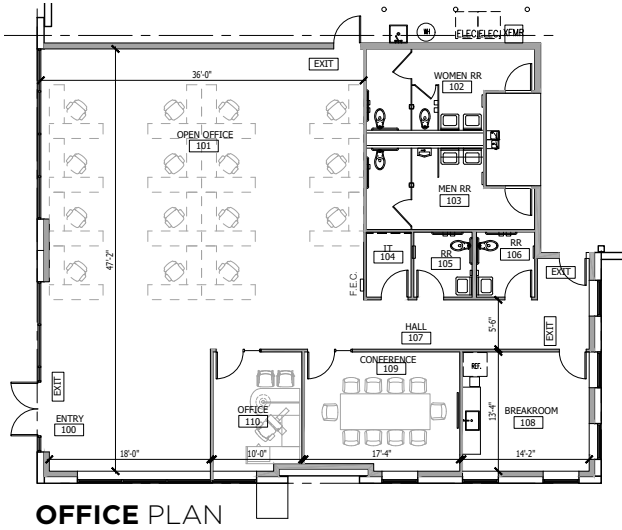
## *Building D*

<b>Building SF</b>	753,069
<b>Available SF</b>	317,904
<b>Office SF</b>	2,903
<b>Site SF</b>	1,799,028
<b>Coverage</b>	41.62%
<b>Trailer Park</b>	81
<b>Auto Park</b>	199
<b>Trailer Court Depth</b>	130'
<b>Slab Thickness</b>	8"
<b>Building Dimensions</b>	620 x 1190
<b>Clear Height</b>	40'
<b>Single/Multi Tenant</b>	Multi
<b>Fire Sprinkler</b>	ESFR
<b>Electrical Power</b>	3,000
<b>Dock High Doors</b>	63
<b>Drive-In Doors</b>	2
<b>Construction Completed</b>	June 2024



# SITE PLAN

## Building D



### SPEC OFFICE MOVE-IN READY



# BUILDING SPECIFICATIONS

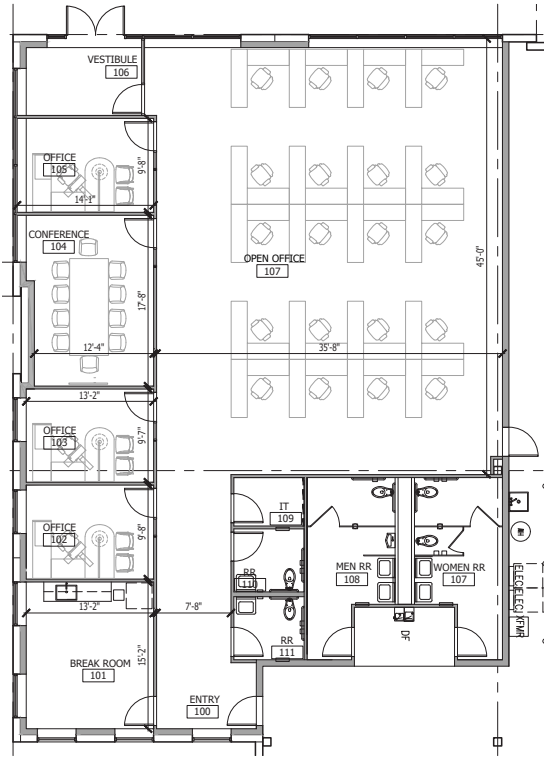
## *Building G*

<b>Building SF</b>	611,206
<b>Available SF</b>	611,206
<b>Office SF</b>	3,498
<b>Site SF</b>	1,285,020
<b>Coverage</b>	47.39%
<b>Trailer Park</b>	158
<b>Auto Park</b>	370
<b>Trailer Court Depth</b>	130'
<b>Slab Thickness</b>	8"
<b>Building Dimensions</b>	570 x 1046
<b>Clear Height</b>	40'
<b>Single/Multi Tenant</b>	Multi
<b>Fire Sprinkler</b>	ESFR
<b>Electrical Power</b>	3,000
<b>Dock High Doors</b>	106
<b>Drive-In Doors</b>	4
<b>Construction Completed</b>	June 2024

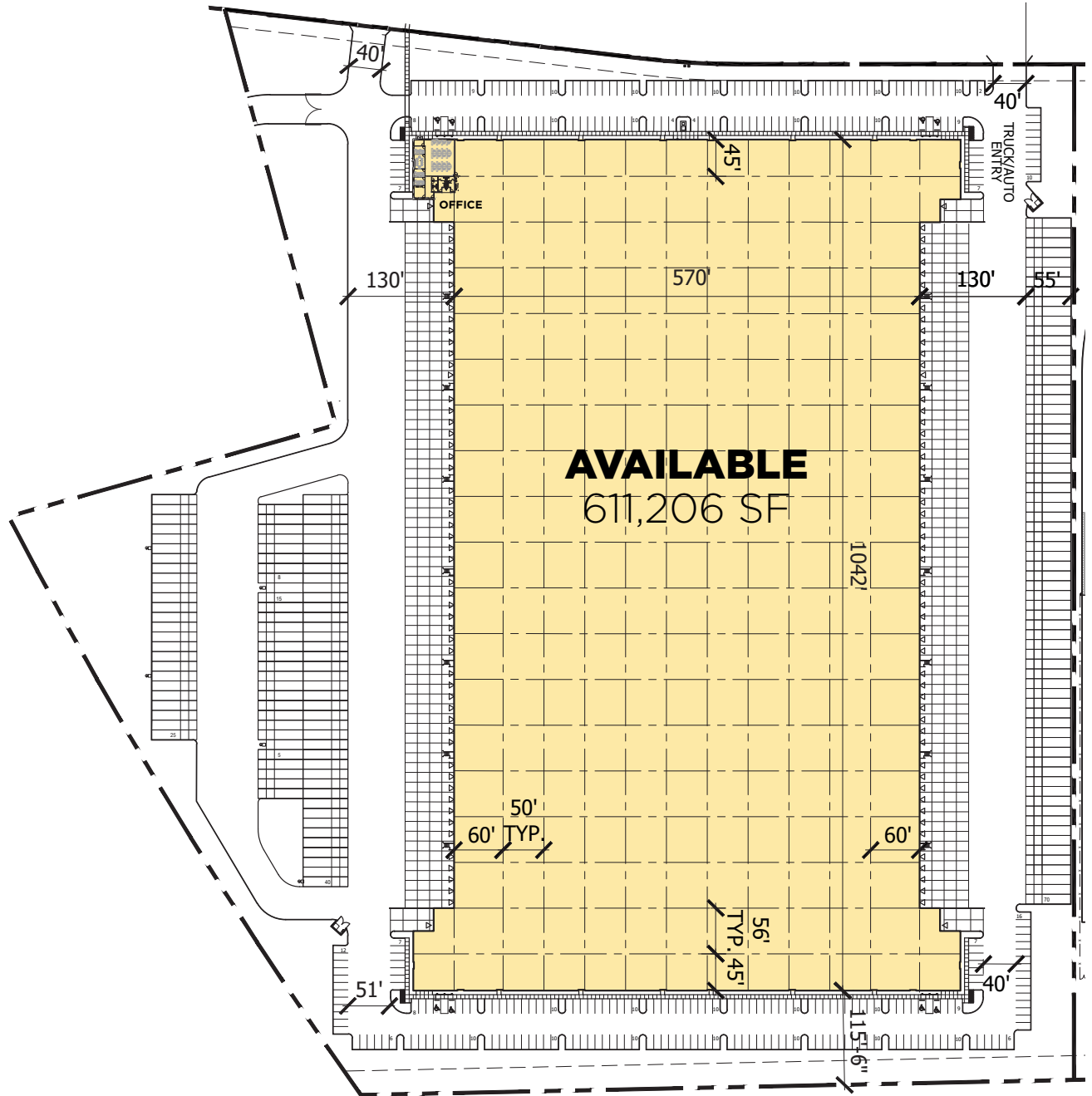


# SITE PLAN

## Building G



OFFICE PLAN

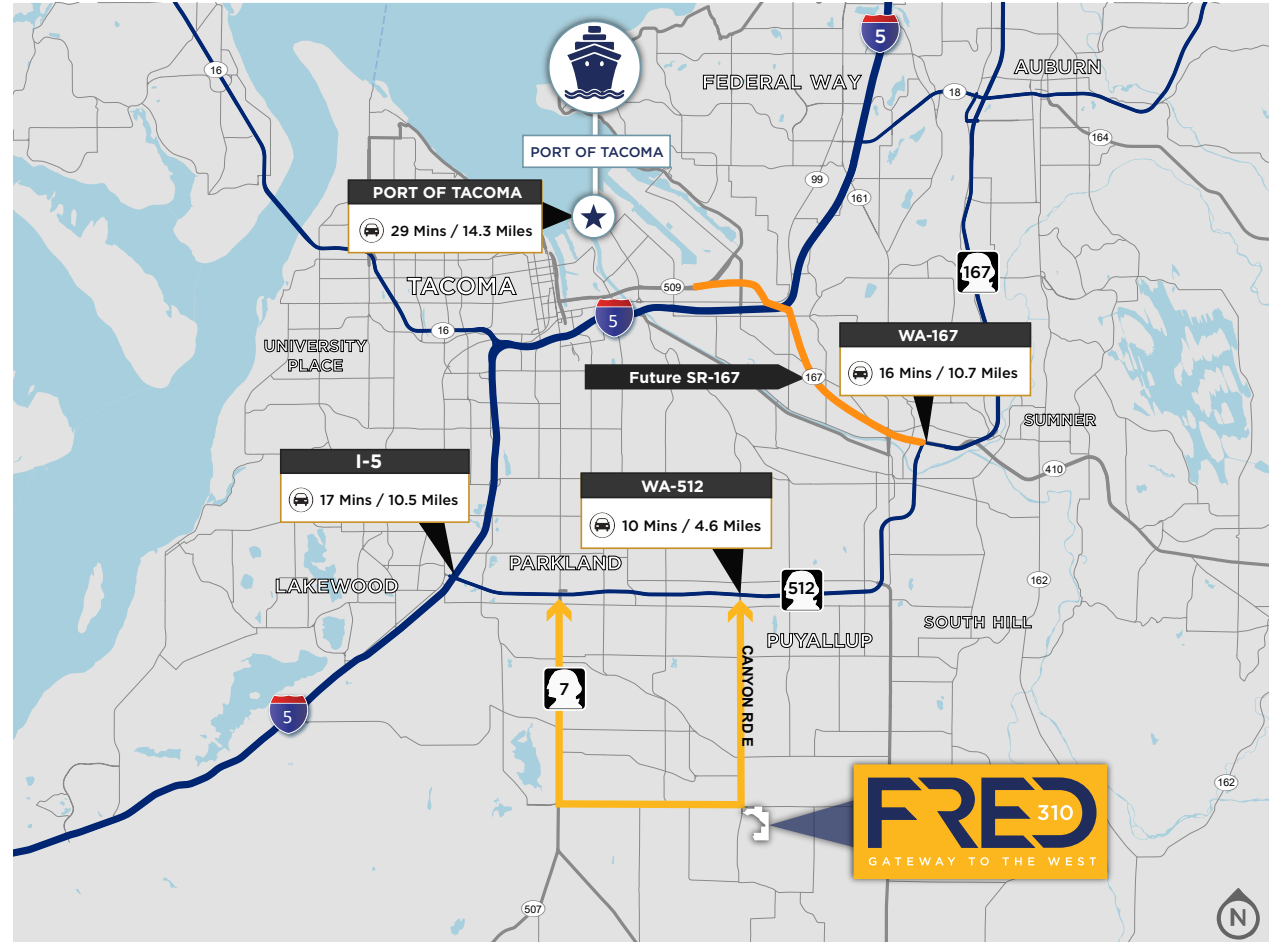


# EXCEPTIONAL CONNECTIVITY

Desirable, Growing Submarket with Favorable Demographics.

## *Pierce County* *Fast Facts:*

- Population: 948,793
- Labor Force: 404,514
- Unemployment: 5.3%
- Median Age: 36.4
- Median Household Income: \$89,698
- Cost of Living Index: 118.9
- Area: 1,806 mi<sup>2</sup> / 4,678 km<sup>2</sup>
- Population Growth Rate: 0.54%
- Median Home Price: \$483,631
- Average Commute Time: 33 minutes
- Gross Metro Product: \$46.1 billion
- Primary Industries: Aerospace, Government, Healthcare, Manufacturing, Military, Transportation & Logistics





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## *For More Information, Please Contact:*

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