

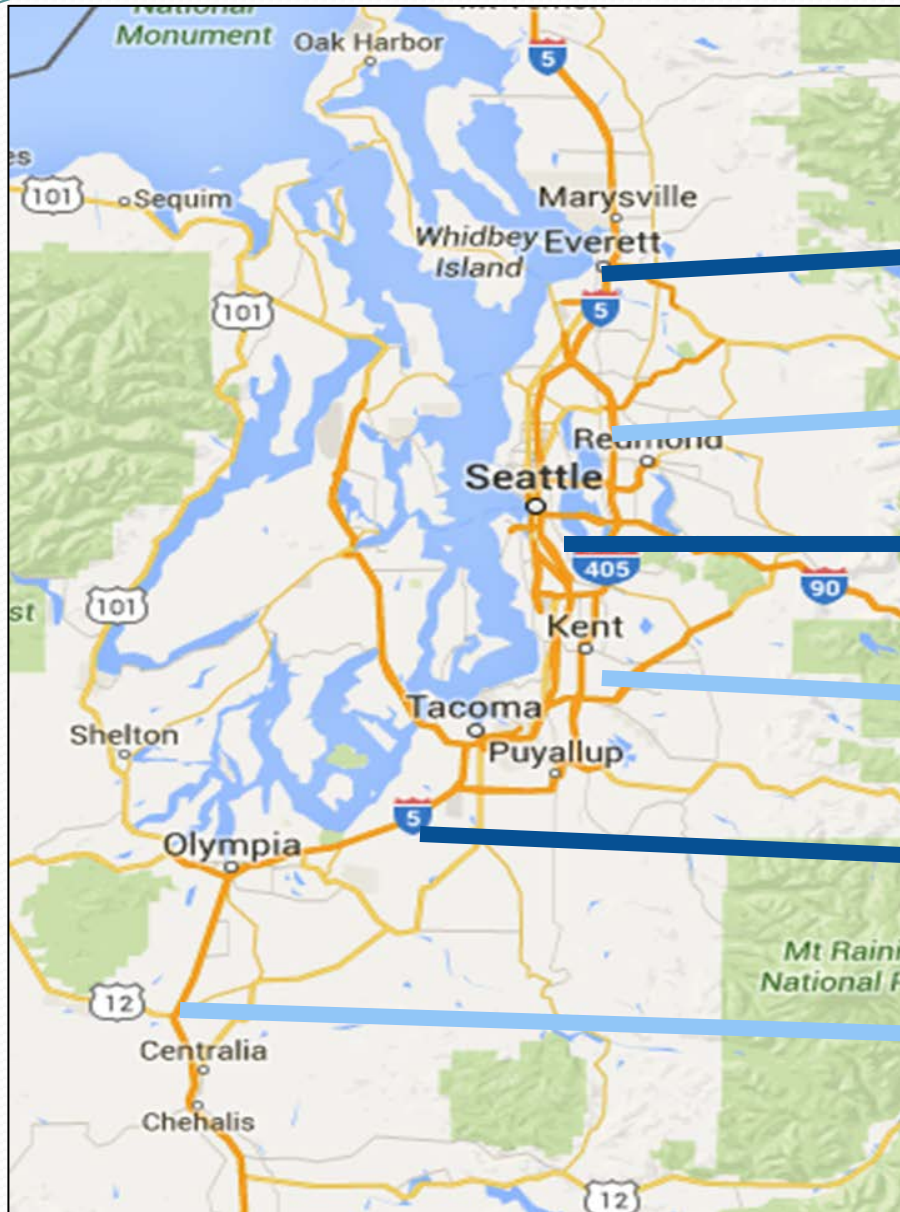
2017 Showcase

Lakewood- Tacoma Gateway, Industrial Market

Presented by:

Travis Hale

Panattoni Development Company



MARKETS

NORTH END
(Lynwood-Marysville)

EAST SIDE
(Bellevue-Redmond-
Woodinville)

SEATTLE SODO
(Seattle)

KENT
(Kent-Sumner-Tacoma -
Lakewood)

SOUTH SOUND
(Thurston County-DuPont-
Lacey)

OLYMPIA
(Olympia-Chehalis)

1st QTR South Sound Industrial Market Summary

Total Market Size	283,249,098 SF (Pierce County 63M, 3.09%)	
Vacancy	2.7-3.02%	
YTD New Absorption	2,000,000 SF	
Under Construction	3,350,000 SF	
Rents	Trending Higher (\$0.45- \$0.50)	
Office TI's	\$0.90 @ \$75 PSF	
Free Rent	.5 months/year	
Cap Rates	4.25% to 5.25%	
Land Value	Trending Higher (\$6-\$12)	

Lakewood- Tacoma Gateway

- 467,526 SF
- Capacity for up to 6 tenants
- 92 trailer stalls, 272 car parks
- 130' truck courts
- 36' clear
- 7 1/4" slab
- 2,400 amps of power
- 50x50 column spacing with 60' speedbay
- Completion 1st Qtr 2018

Lakewood-Tacoma Gateway

PROPERTY INFORMATION

PARCEL NUMBER - 0219221162, 0219221163,
0219221164, 0219221165
SITE ADDRESS - 14801 Spring Street SW
ZONING - IPB (Industrial Business Park)

LAND USE - Warehouse

ITE Use - (152) High Cube Storage

PARCEL AREA - 950.794 SF (21.83 ACRES)
IMPERVIOUS SURFACE SITE - 435,893 SF (46%)
IMPERVIOUS SURFACE BLDG - 467,526 SF (49%)
LANDSCAPE AREA - 52,273 SF (5.5%)

PARKING:

Office space = 19,000 sq. ft. / 400 = 48 stalls
Warehouse = 448,526 sq. ft. / 2,000 = 224 stalls
Parking stalls required = 272 parking stalls
Provided = 272 parking stalls
Handicapped stalls provided = 8

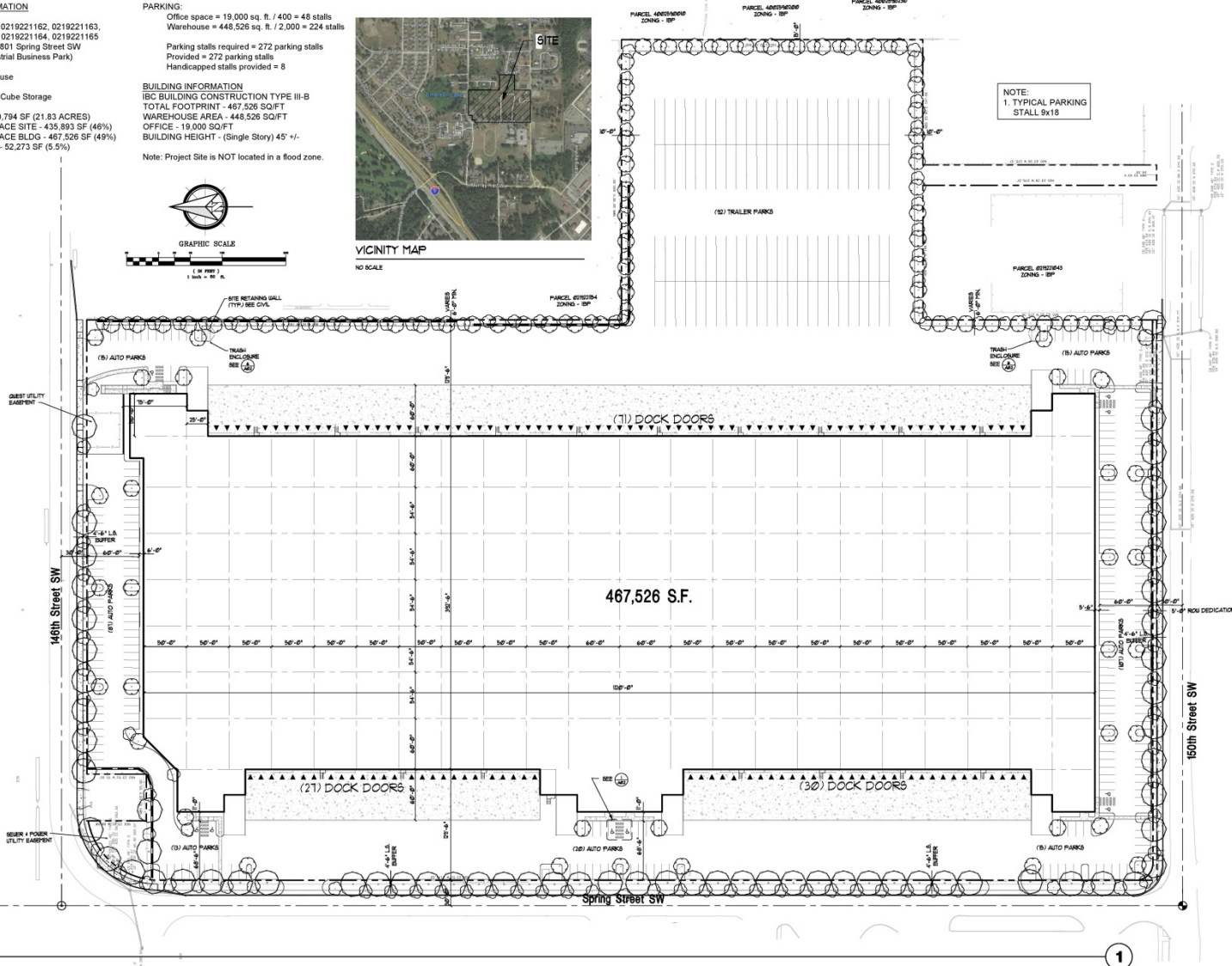
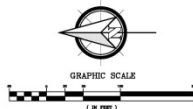
BUILDING INFORMATION

IBC BUILDING CONSTRUCTION TYPE III-B
TOTAL FOOTPRINT - 467,526 SQ/FT
WAREHOUSE AREA - 448,526 SQ/FT
OFFICE - 19,000 SQ/FT
BUILDING HEIGHT - (Single Story) 45' +/-

Note: Project Site is NOT located in a flood zone.



VICINITY MAP
NO SCALE



SITE PLAN

P = 50'

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TAHOMA
DESIGN GROUP

14801 Spring Street SW
Tacoma, WA 98406
Phone: 253.473.8888
Fax: 253.473.8889
Email: info@tahomadesign.com

Tacoma Gateway

PROJECT TITLE

Client: Tacoma Gateway, LLC

DATE: 3/15/2017

Issued for Agency Review

PROJECT NO. 14801

DATE: 3/15/2017

BY: [Signature]

Site Plan

SHEET TITLE

Checked By: [Signature]

DATE: 3/15/2017

A0.1

SHEET NO.

Client Comments: 12-20-2016

DATE: 12-20-2016

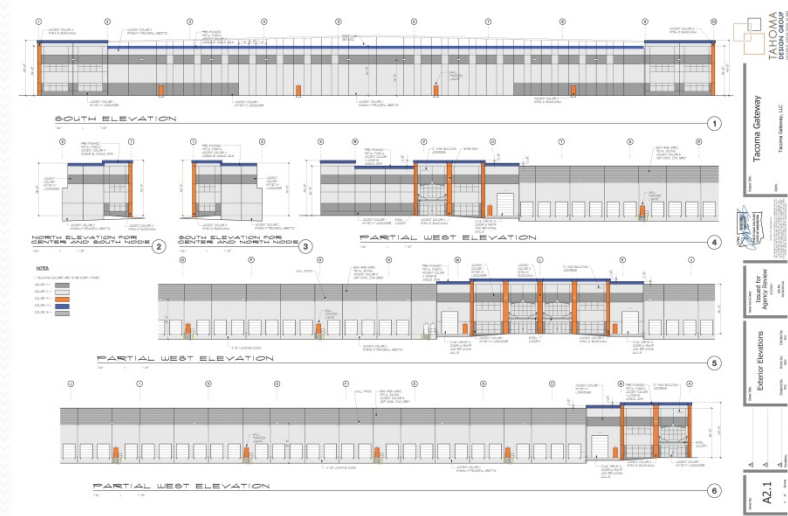
3 of 3 Sheets

Why Lakewood

- Excellent location to Economic Generators
- Proximity to I-5
- Available land
- Excellent labor pool
- No City B&O tax, HUB Zone, FTZ
- Proactive City and Economic Development
- Necessary Infrastructure
- Predicable entitlement and permitting process

Lakewood-Tacoma Gateway

Final Building
Summer 2014



Panattoni Projects

Titan Building
Sumner, WA
306,000 SF



Des Moines Creek Phase I
Des Moines, WA
535,000 SF



FAA Building
Des Moines, WA
300,000 SF



Enterprise Center
Fife, WA
175,306 SF



THANK YOU!