

LAKWOOD INDUSTRIAL PARK

WWW.LAKWOODINDPARK.COM

100TH ST SW & 47TH AVE SW | LAKEWOOD, WA



AVAILABILITY

| Building | Suite | Shell Size | Office Size |
|----------|-----------------|--------------------------|-------------|
| 19 | Entire Building | 106,720 SF | 3,977 SF |
| 3 | A | 30,000 SF | 1,012 SF |
| 25 | C & D | 10,000 SF | 1,077 SF |
| 21 | A | 8,675 SF | 1,501 SF |
| 15 | B | 13,130 SF | 869 SF |
| 16 | C & D | 14,305 SF | 1,175 SF |
| Yard 26 | N/A | 28,500 SF (trailer yard) | N/A |



PROPERTY FEATURES

- 28-building business park totaling over 2,400,000 square feet of distribution, warehouse and manufacturing facilities
- Excellent location adjacent to I-5 and SR-512
- Spacious truck maneuverability within the park
- On site property management
- Foreign Trade Zone #86 designation
- Fiber Optic internet from Comcast & Century Link
- 10 miles to Port of Tacoma
- Extra trailer parking located within the Park
- Heavy Power available



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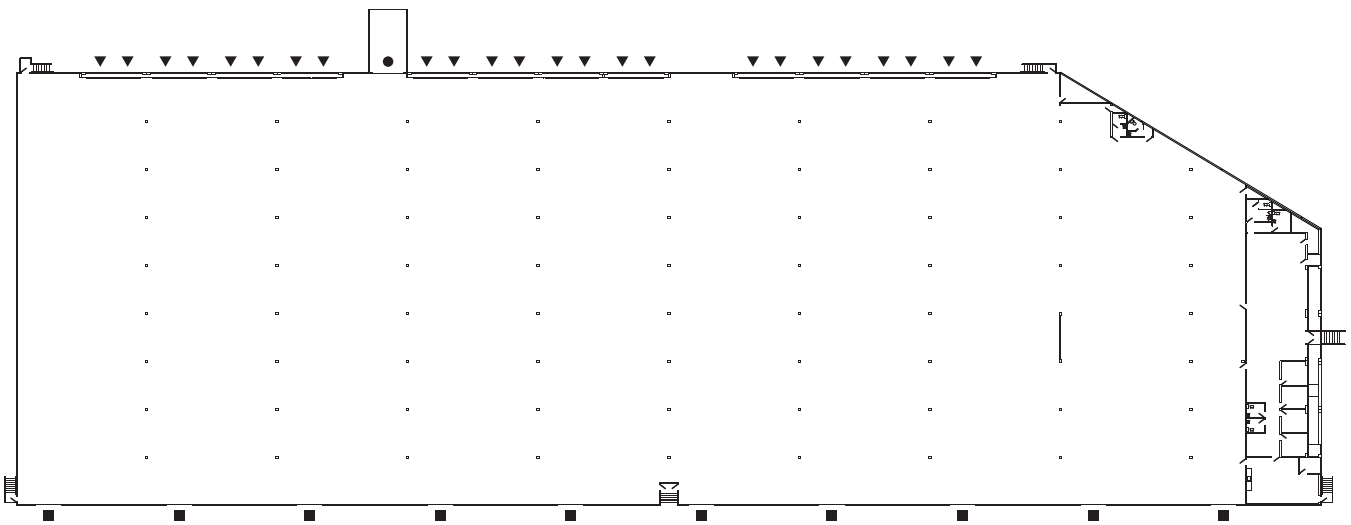
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| Building | Suite | Shell Size | Office Size | NNN Rate |
|---|-----------------|------------|-------------|-----------|
| 19 | Entire Building | 106,720 SF | 3,977 SF | \$0.29/SF |
| Comments: Potential to Lease with adjacent 55,000 SF yard; 24 DH positions; 1 GL door; 10 rail doors; 2,000 Amp, 480/277V, 3-Phase; Fenced truck court; Available now | | | | |



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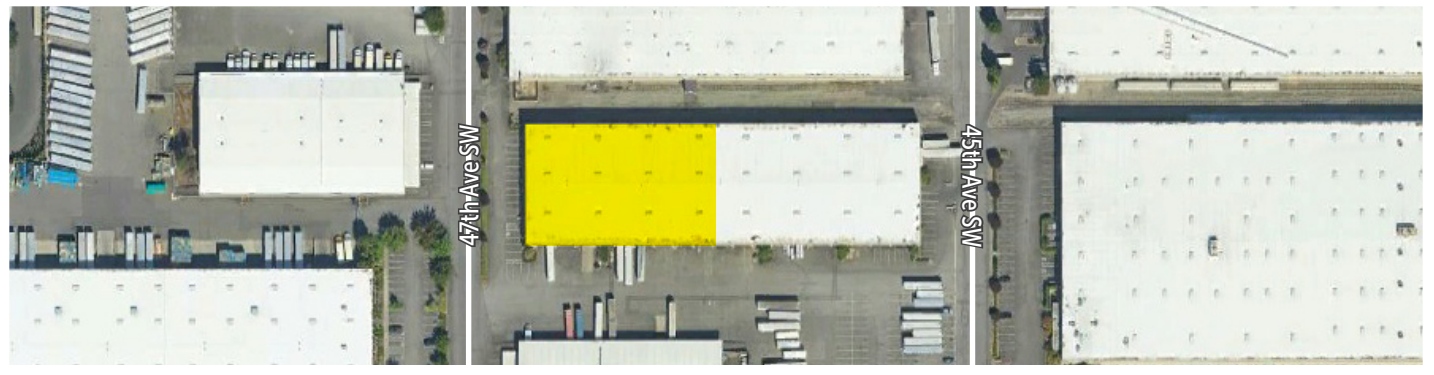
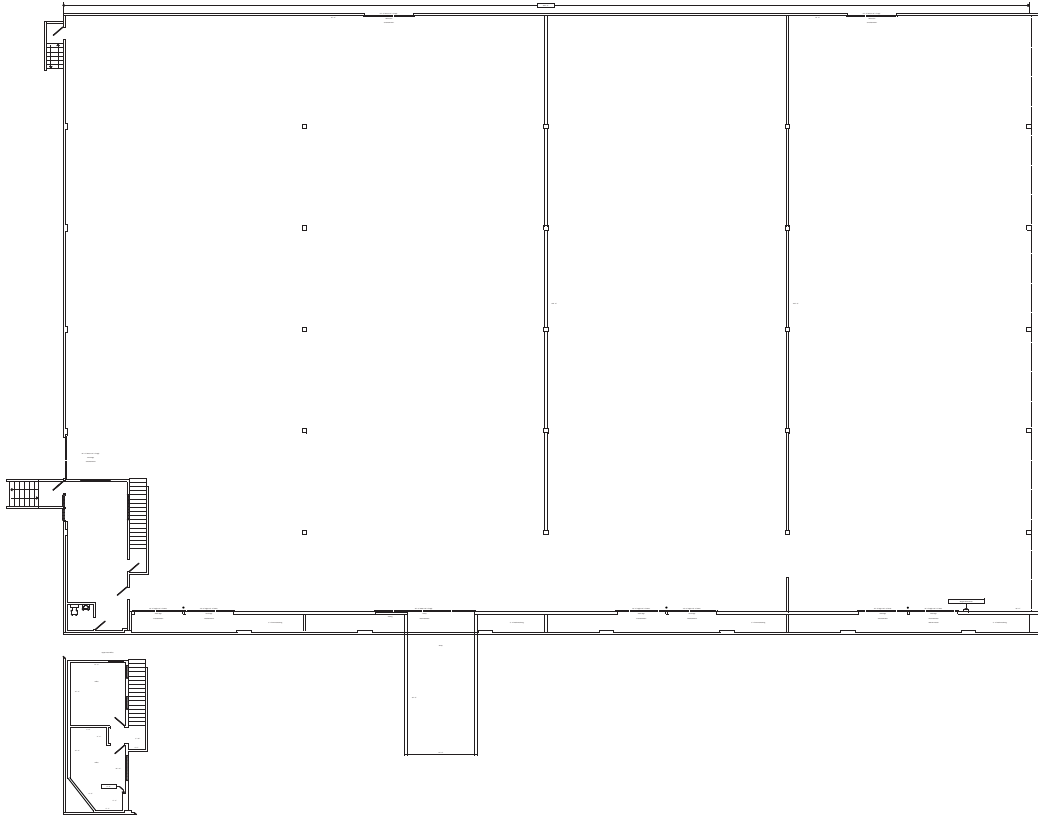
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| Building | Suite | Shell Size | Office Size | NNN Rate |
|----------|-------|------------|-------------|-----------|
| 3 | A | 30,000 SF | 1,012 SF | \$0.29/SF |

Comments: Six (6) 10' x 10' DH doors; One (1) drive in ramp with a 20' x 10' door; Available 7/1/2026



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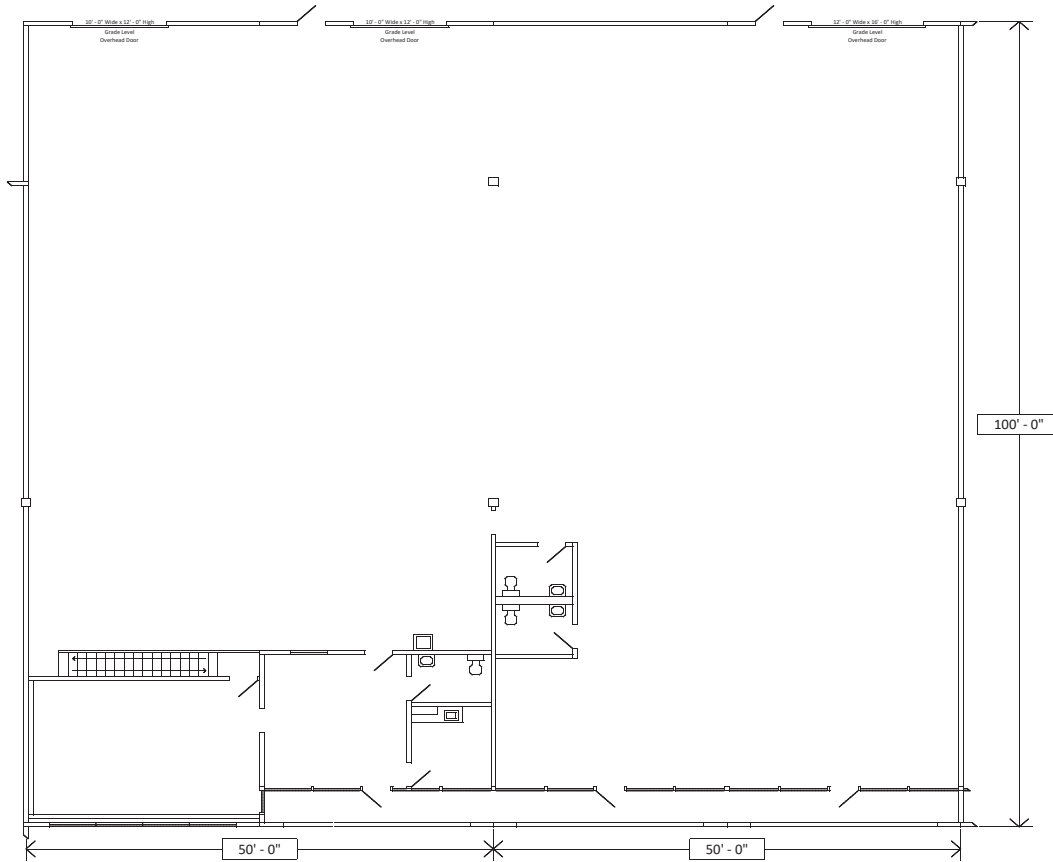
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| Building | Suite | Shell Size | Office Size | NNN Rate |
|----------|-------|------------|-------------|-----------|
| 25 | C & D | 10,000 SF | 1,077 SF | \$0.29/SF |

Comments: 3 GL doors (2-12'x10' & 1-12'x16'); Available 10/1/2026 or possibly sooner



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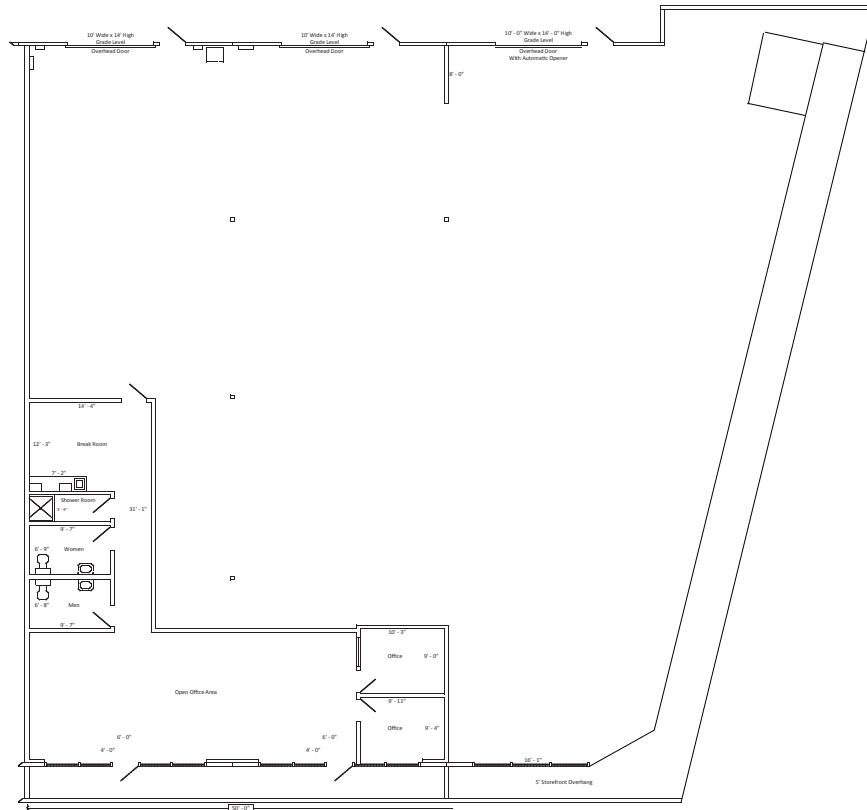
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| Building | Suite | Shell Size | Office Size | NNN Rate |
|---|-------|------------|-------------|-----------|
| 21 | A | 8,675 SF | 1,501 SF | \$0.29/SF |
| Comments: 3 GL doors (10x14) with automatic openers; 2 panels (400A & 100A) of 480/277V, 3-P power; Available now | | | | |



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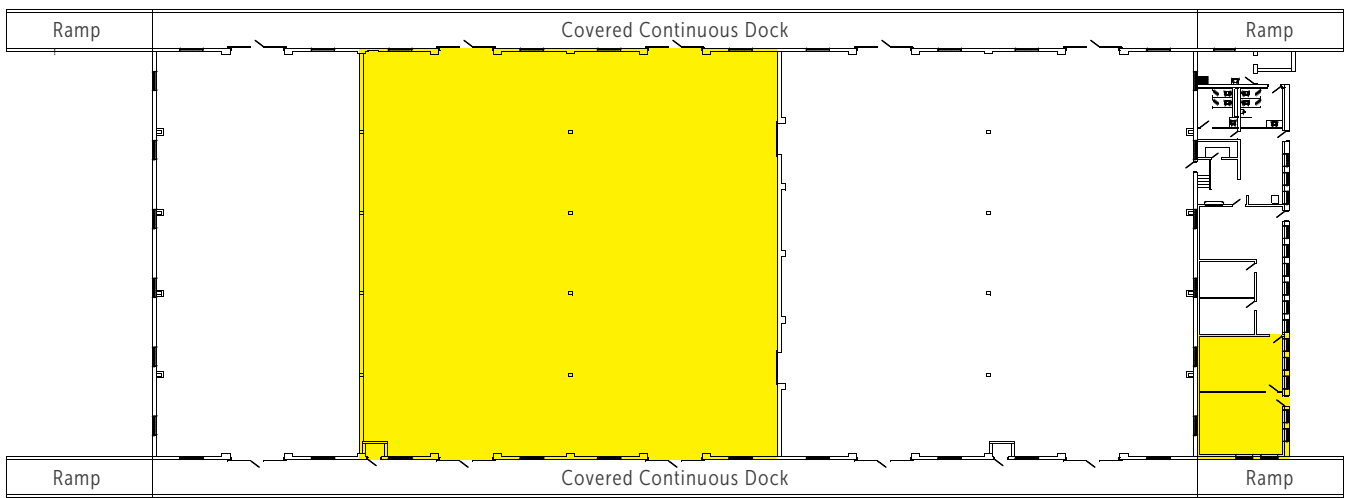
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| Building | Suite | Shell SF | Office SF | NNN Rate |
|---|-------|-----------|-----------|-----------|
| 15 | B | 13,130 SF | 869 SF | \$0.29/SF |
| Comments: 869 SF office is not adjacent to the warehouse; Available now | | | | |



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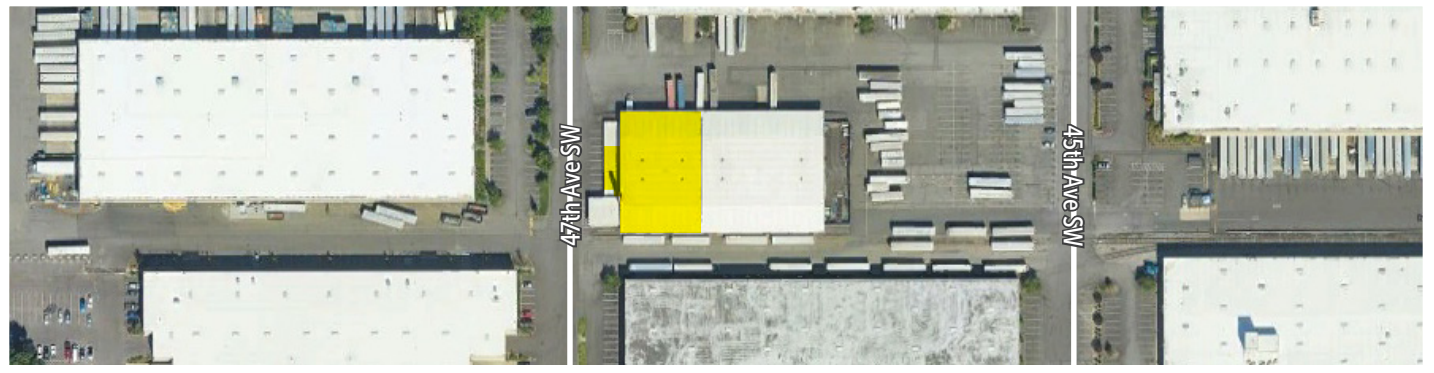
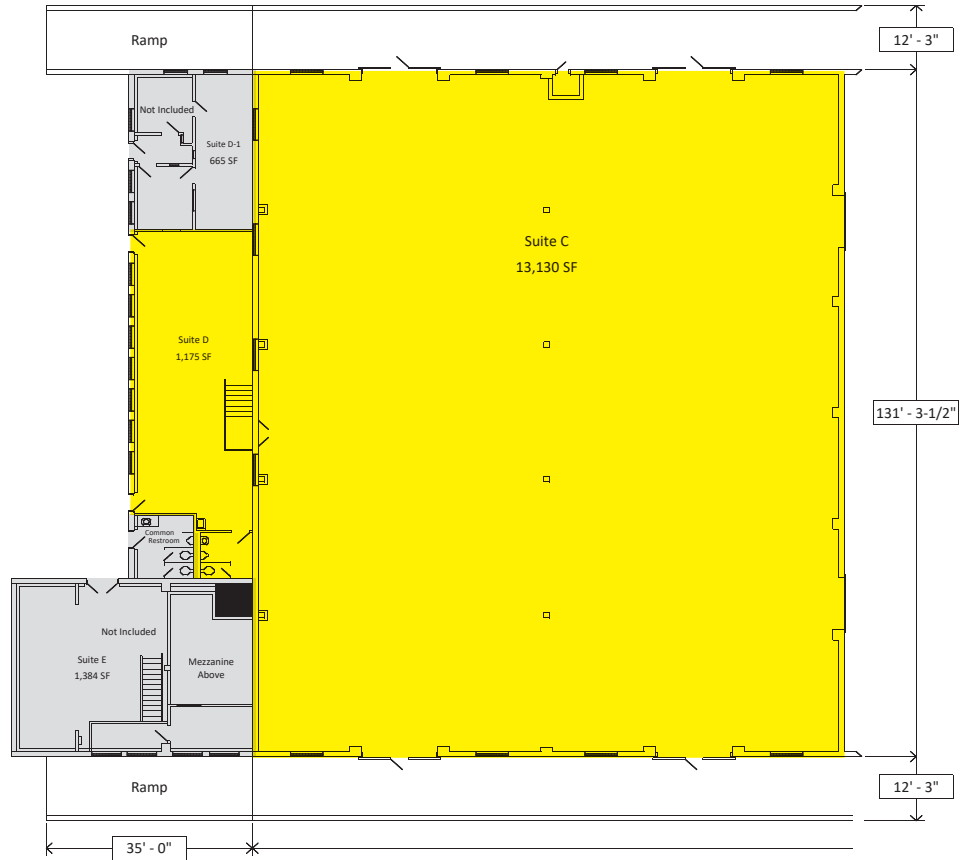


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NEIL WALTER
COMPANY

| Building | Suite | Shell SF | Office SF | NNN Rate |
|----------|-------|-----------|-----------|-----------|
| 16 | C & D | 14,305 SF | 1,175 SF | \$0.29/SF |

Comments: Available 5/1/2026



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| Building | Yard Size | Lease Rate |
|----------|-----------|------------|
| Yard 26 | 28,500 SF | \$0.25/SF |

Comments: Fully fenced and striped for 24 trailer stalls



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