CUSHMAN & WAKEFIELD **NATIONAL INDUSTRIAL ADVISORY GROUP**

fbc

FIFE BUSINESS CENTER

4624-4630 EAST 16TH ST | FIFE, WA

LOCATED IN THE HEART OF THE FIFE INDUSTRIAL MARKET

VALUE-ADD OPPORTUNITY • 96% LEASED 65,342 SF MULTI-TENANT BUSINESS CENTER

CUSHMAN & WAKEFIELD

Executive Summary

Cushman & Wakefield's National Industrial Advisory Group, as exclusive advisor, is pleased to offer the outstanding opportunity to acquire **Fife Business Center** at 4624-4630 E 16th Street (the "Project"), located in the Fife submarket of Seattle, WA, a prime industrial location.

The Project consists of 2 small-bay industrial buildings totaling 65,342 square feet and offers a fenced/secured yard, grade-level loading capabilities, and efficient ingress/egress. Fife Business Center encompasses a total of 3.95 acres within the Fife submarket, a highly desirable location with immediate access to Interstate 5 and State Route 167, and close proximity to the Port of Tacoma and Seattle-Tacoma International Airport, providing efficient connectivity for regional and international shipping, warehousing, and distribution. The Project is 96% leased to twenty-two tenants, providing stable cash flow with steady, contractual annual increases, and a WALT of 1.6 years. Seattle's strong market fundamentals, paired with the Project's small-bay configuration, create a rare investment opportunity in one of Seattle's most sought-after submarkets.

Property Snapshot

Building: ±65,342 SF	**Occupancy:** 96%
WALT: 1.6 Years	**Acres:** 3.95 AC
Loading: 34 Grade Level Doors	**Parking:** 129 Spaces

Investment Highlights

Diversified In-Place Cash Flow

- 96% Leased to 22 tenants, providing diversified income and limiting exposure to any single tenant
- In-place rents are at market, supporting durable cash flow across the rent roll
- The Project boasts a well-balanced rent roll with staggered lease expirations supporting long-term occupancy

Competitive Small-Bay Market Fundamentals

- Located within the 16.2 msf Fife industrial submarket, the Project benefits from being part of one of Seattle's most established and strategically positioned industrial locations
- Spaces below 20,000 SF remain as one of the most competitive segments of the regional industrial market, with recent leasing activity driven largely by renewals, and smaller tenant requirements
- Fife's weighted average rental rates rose ~33% YOY (Q1-25 to Q1-26) reflecting strong tenant demand

Functional Small-Bay Industrial Product

- 65,342 SF business center comprising two multi-tenant industrial buildings: Building A (17,015 SF) and Building B (48,327 SF)
- 34 Grade level doors and a secured/fenced common area provide direct suite access and functionality for intended tenant base
- Targeting a deep and diverse tenant base, the Project benefits from sustained demand driven by its proximity to the Port of Tacoma and infill location

Prime Infill Industrial Location

- The Project has immediate access to the I-5, offering highway connectivity to the major Puget Sound population centers
- Well positioned for local service, contractor, small-scale distribution, and light manufacturing users
- Infill location and a constrained near-term development pipeline support the competitive position of existing industrial product

Property Overview

Address:	4624-4630 East 16th Street Fife, WA 98424
Building Square Feet:	±65,342 SF
Built	1979
% Office:	±20%
WALT:	1.6 Years
Clear Height:	±14'
Loading:	34 Grade Level Doors
Occupancy:	96%
Acres:	3.95 AC
# of Tenants:	22
Parking:	1.97/1,000 SF 129 Spaces
Zoning:	Regional Commercial
Power*:	Building A: 800amp 3 Phase 208v Building B: (2) 1200amp 3 Phase 208v Services; (1) 400amp 3 Phase 480v Service
Roof Age:	2022 (15 Year Warranty)

** Power varies by suite*

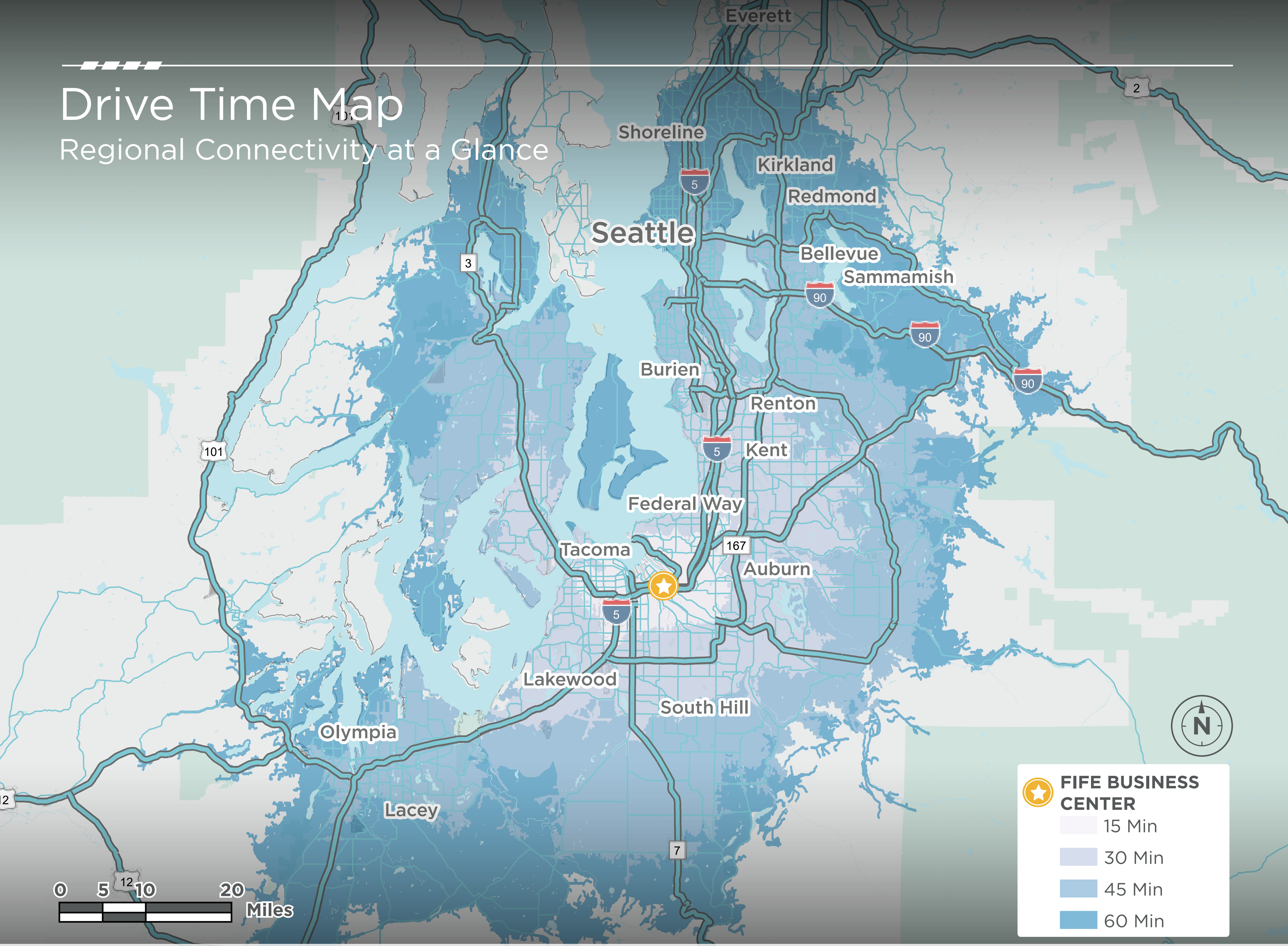
Site Plan

Tenant Expirations | % of Total Project

2026	2027	2028	2029	2030+	Vacant
7.7%	36.8%	23.2%	18.7%	9.8%	3.7%

Drive Time Map

Regional Connectivity at a Glance



Corporate Neighbors

1 PET FOOD EXPERTS
2 PEPSICO
3 GXO
4 americold
5 amazon
6 Georgia-Pacific
7 MAINFREIGHT
8 ups
9 Forward
10 Animal Supply Co.
11 Crate&Barrel
12 US FOODS
13 PNW Warehousing
14 amazon
15 Alpine WINDOWS
16 FedEx
17 MILGARD
18 LSI LOGISTICS SOLUTIONS INTERNATIONAL
19 mission
20 O'Reilly AUTO PARTS
21 REI
22 MATTRESS FIRM
23 GENERAL DYNAMICS
24 COSTCO WHOLESALE
25 KEURIG
26 Office DEPOT
27 amazon
28 ID LOGISTICS
29 BOEING
30
31 PEPSI
32 SAFEWAY


Fife
BUSINESS CENTER
AVAILABLE


B10
B10


balloon roof


Fife

CUSHMAN & WAKEFIELD

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