

FIFE COMMERCE CENTER

FOR LEASE: 255,070 SF

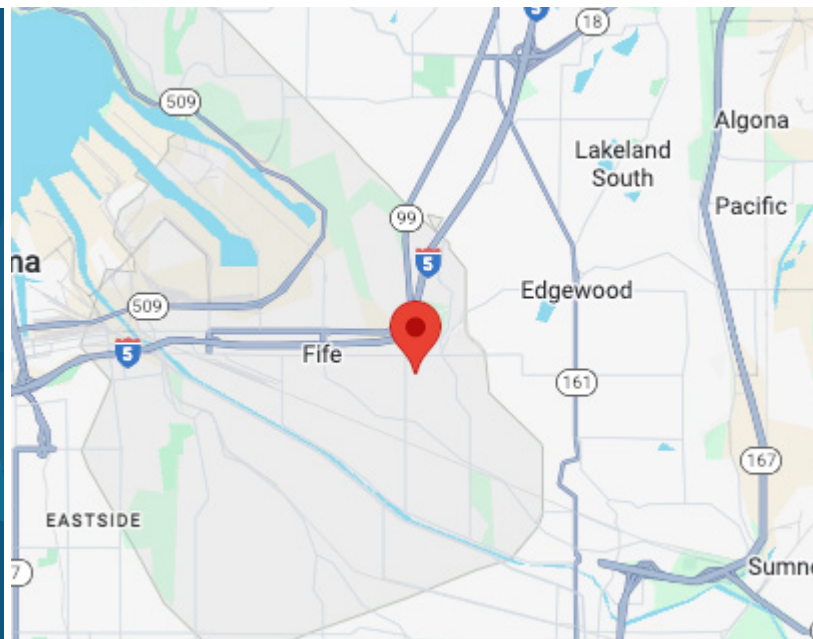
2511 70TH AVE E, BLDG B | FIFE, WA

PORT OF TACOMA/FIFE WAREHOUSE WITH GREAT I-5 ACCESS



LEASE INFO

- 255,070 SF Available with 4,867 SF Office (Includes separate shipping office of 598 SF)
- 48 trailer parking spaces
- 93 auto parking spaces
- 72 DH doors with 19 pit levelers (cross-docked)
- 2 GL doors (12'x14')
- 30' clear height from first column line
- ESFR sprinklers
- 800 amps 277/480 volt electrical service
- Available with 60 days' notice
- Call Brokers for lease rate details



BRUCE VALENTINE
253.779.2400
bvalentine@neilwalter.com

SCOTT PRICE
253.779.2419
sprice@neilwalter.com

KERMIT JORGENSEN
206.787.1475
kjorgensen@neilwalter.com



All information references in this document are approximate. The information contained herein is contained from sources deemed reliable. It is provided without representation, warranty, or guarantee, expressed or implied as to accuracy. Prospective buyer or tenant should conduct its own independent investigation relating to the property, government codes and regulations, allowed uses, and all other matters, regardless of whether they are referred to or contained in this document.

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PROPERTY FEATURES:



Ideal location in the heart of Fife's industrial area



Immediate access to I-5, SR-167 and Port of Tacoma



Cross-loaded configuration



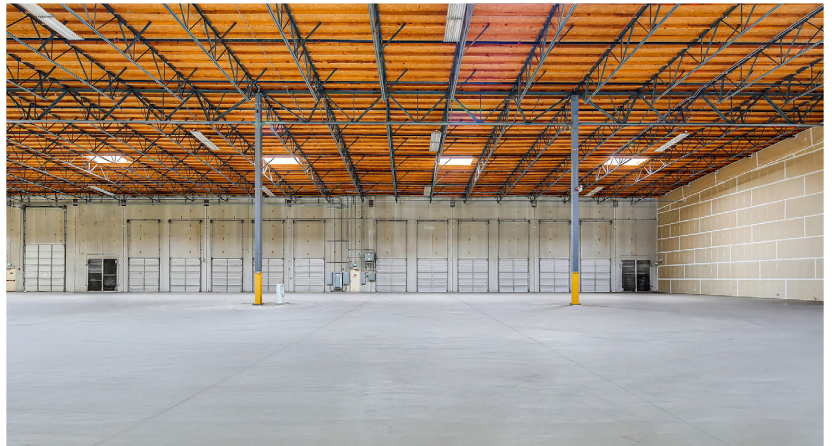
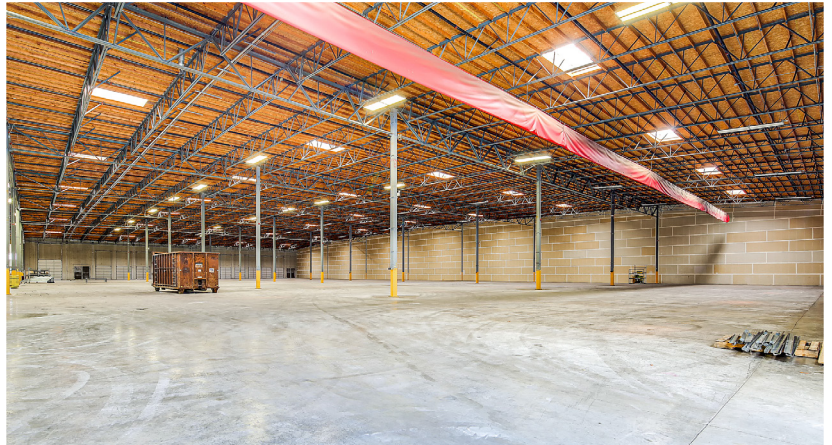
Concrete truck aprons



Mixed dock equipment



Fitted for Air Exchangers if desired



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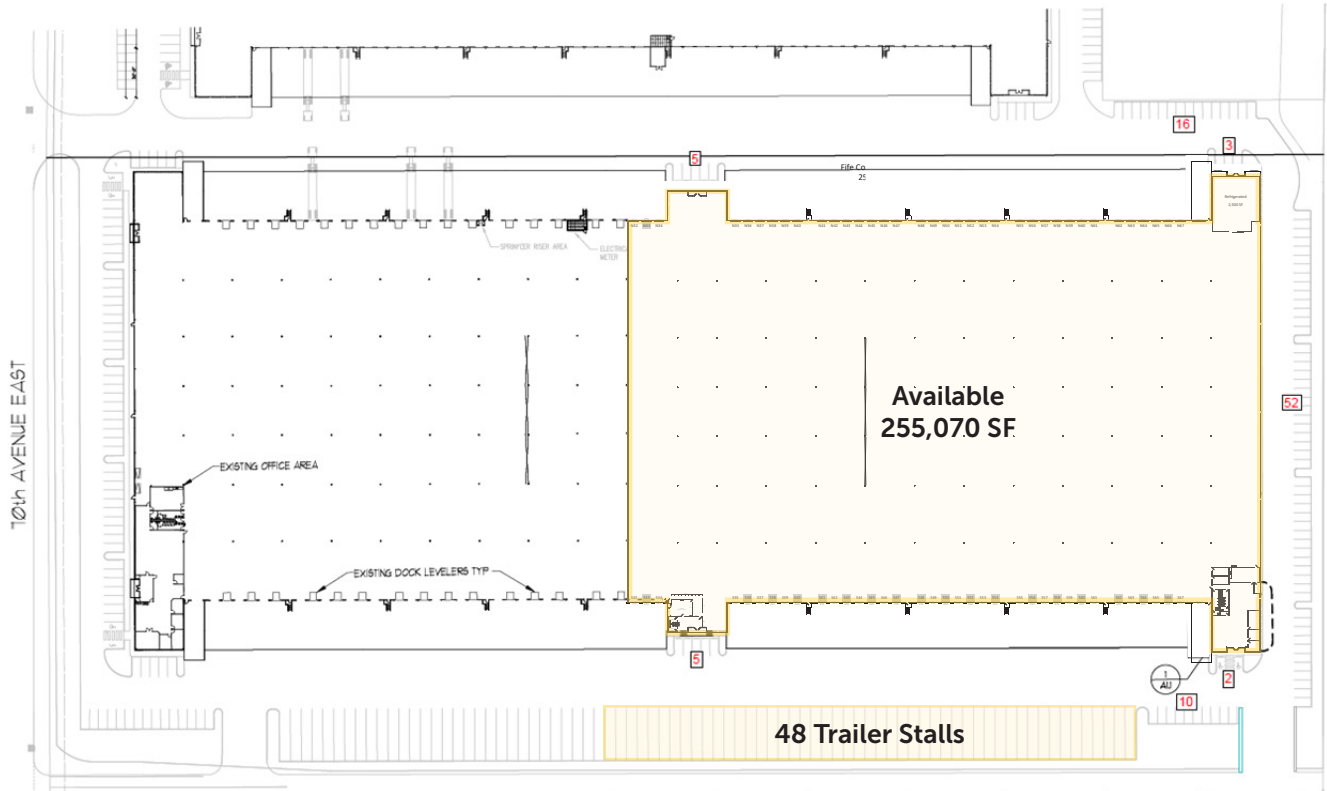
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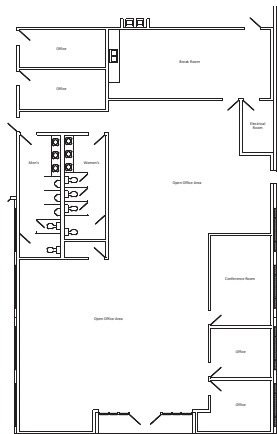
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NEIL WALTER
COMPANY



4,867 SF Office



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