

Fife | I-5

Commerce Center



AVAILABLE

MARCH 2017

2801 78TH AVENUE EAST, FIFE, WA
www.Fifel-5CommerceCenter.com

Trammell Crow Company



HIGH VOLUME + FLEXIBILITY

The Fife I-5 Commerce Center is designed to accommodate large to mid-size companies in a high volume, state of the art building.

- 250,490 SF available
- Divisible to ~35,000 SF
- Build to suit office space
- Professional image, tilt-up concrete construction
- 32' clear height
- ESFR fire suppression
- LED lighting at 15 foot candle
- Rear-loaded building design
- 63 dock high loading doors with dock seals on each door
- 2 drive-in doors (additional grade level doors available)
- Typical 50'x50' column spacing
- 60' concrete aprons in truck court
- Truck maneuverability: 132' – 139'
- 3000 amps of 277/480v 3-phase power
- Efficient low cost tenant improvements during shell construction
- **Available March 2017**



SITE PLAN

- Truck court 132 feet - 139 feet
- Rear loaded
- Separate car access to Freeman Road
- 179 employee parking stalls
- Flexible layouts
- Isolated car and truck activity
- 1 dock high door per 4,000 SF



ACCESS TO FEDEX

BETTER ACCESS + BETTER BUSINESS

- Average drive times from Fife I-5 Commerce Center to Port of Tacoma, SeaTac and Port of Seattle are 20-40% faster than alternative submarkets (Puyallup, Sumner, Lakewood and Auburn).
- The distance from Fife I-5 Commerce Center to I-5, Port of Tacoma and SR-167 is less than alternative submarkets.
- Fife I-5 Commerce Center is centrally located in the region: 31 miles from Olympia and 31 miles from Seattle/Bellevue.
- The property tax rate in Fife is 11% lower than surrounding industrial markets, contributing to lower operating expenses.
- Fife is the only industrial market to rank in the Top 5 list of Best Cities in Washington to Start a Business



2.4 miles to I-5,
and 2.9 miles to
SR-167



18.2 miles
SeaTac Airport



3.3 miles to
Port of Tacoma



Adjacent to
FedEx and
to UPS



5.4 miles to BNSF &
UP rail yards



AERIAL

- SR 167 EXTENSION
- CARS AND TRUCKS UP TO 7 TONS
- ALL CARS AND TRUCKS



DISTANCE IN MILES TO

FROM	I-5	SR-167	PORT OF TACOMA
Fife	2.4	2.9	3.3
Sumner	8.3	0.5	10.3
Puyallup	4.2	1.9	5
Lakewood	1.1	13.3	12.1
Auburn	3.4	1.0	12.9



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OWNED AND DEVELOPED BY:

Trammell Crow Company



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