

HIGHLIGHTS

Port of Tacoma

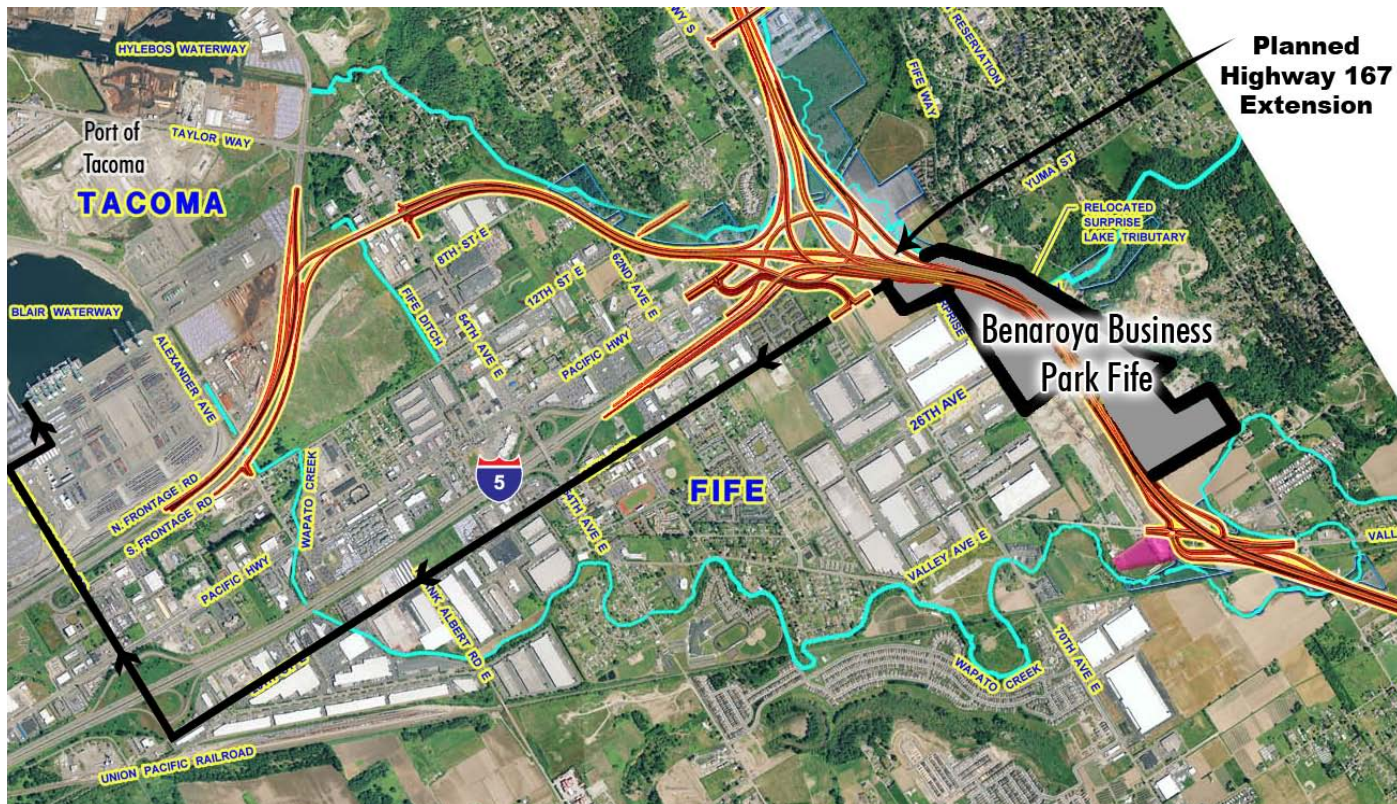
The Benaroya Business Park – Fife is located less than 5 miles from the Port of Tacoma, a leading North American seaport. There is exceptional access from the Port via Interstate 5, SR 167, and local access roads. The Port is a primary port of call for all trans-pacific Asian shipping routes.

Foreign Trade Zone

The Benaroya Business Park – Fife offers opportunity for companies/industries to acquire Foreign Trade Zone Status. Tenants/Owners within the Park will have the ability to take advantage of reduced duty rates on imported goods, duty exemption on re-exports, weekly entry savings and duty deferral.

Access

The Benaroya Business Park – Fife is easily accessible from Interstate 5, State Route 167, State Route 509 and State Route 161. The planned expansion of State Route 167 will provide streamlined entry to the Port of Tacoma making the Park an ideal location for warehouse, distribution and manufacturing activities.



Example of possible
Build-to-Suit



BENAROYA BUSINESS PARK - FIFE

70th Avenue East and 26th Street East - 95 acres

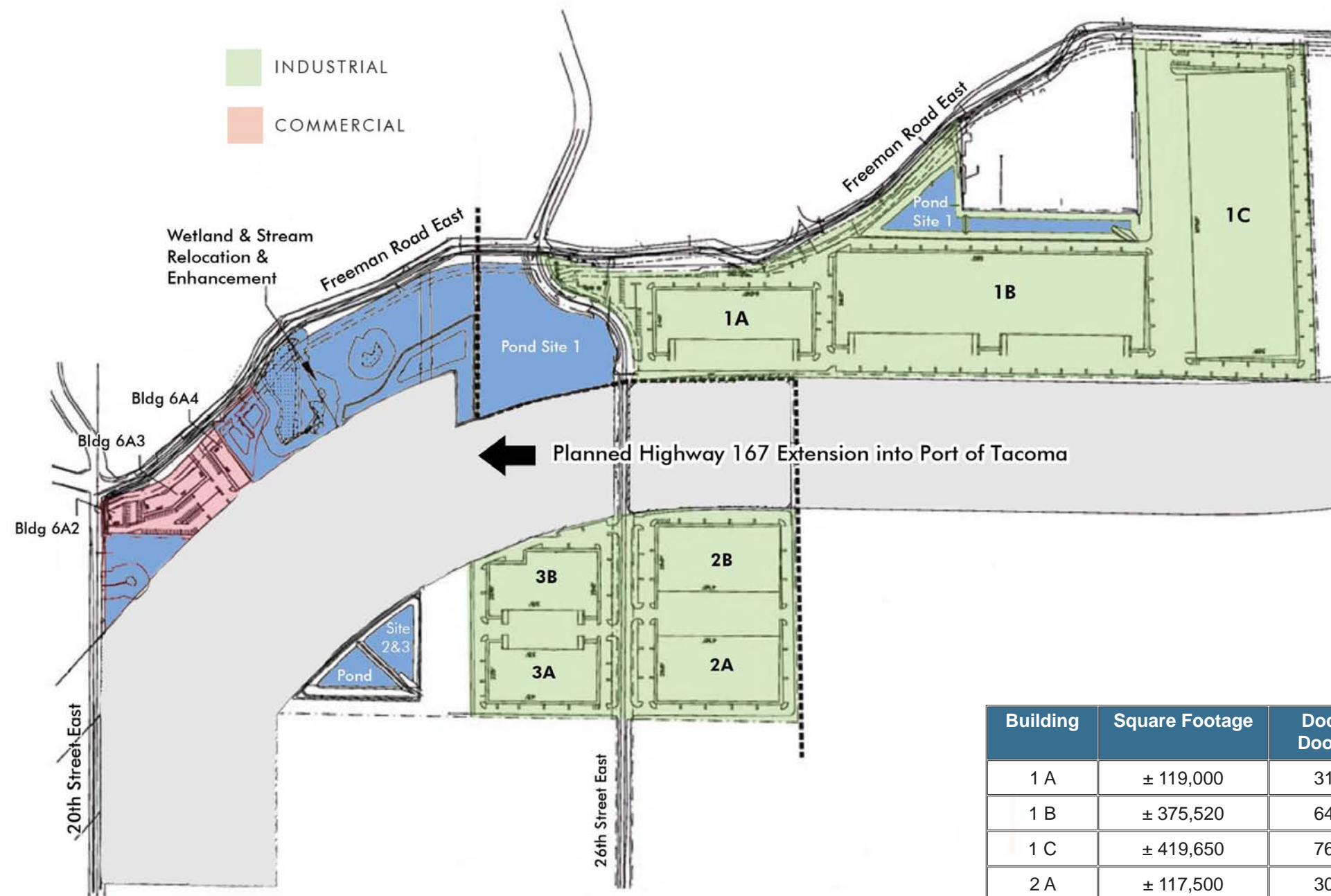
95 acre Benaroya Business Park-Fife is strategically located outside of the 100 year floodplain and just minutes from the Port of Tacoma and the 1-5 corridor. The Park can accommodate more than 1 million square feet of industrial space with plentiful car and trailer parking and is fully entitled and ready to build.



BENAROYA BUSINESS PARK - FIFE
Preliminary Site Plan*

Type: Industrial
Location: Southend
70th Avenue East & 26th Street East

- Located well above the 100 year floodplain
- Excellent I-5 access
- Unbeatable proximity to Port of Tacoma
- The Port of Seattle is ±29 miles/34 minutes
- Dock and grade level loading
- Modern design/concrete tilt construction
- Fully entitled sites available now
- Land and/or buildings For Sale or Lease



* We will modify the site plan to meet your needs.

Building	Square Footage	Dock Doors	Drive In	Cars
1 A	± 119,000	31	2	208
1 B	± 375,520	64	4	361
1 C	± 419,650	76	2	427
2 A	± 117,500	30	2	143
2 B	± 117,500	30	2	140
3 A	± 85,500	21	2	105
3 B	± 88,585	21	2	118
Total Square Footage	± 1,323,255	273	16	1502