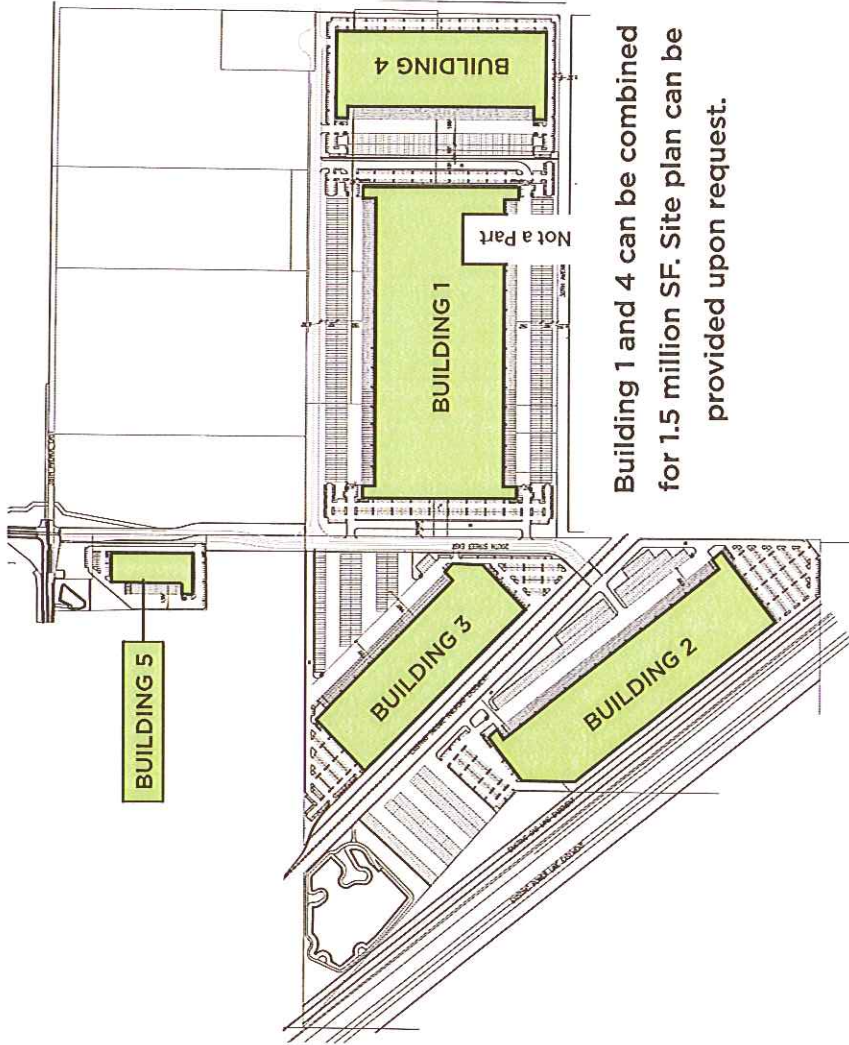


LPC Frederickson ONE

38TH AVE E & 200TH ST E
FREDERICKSON, WA



PROPERTY HIGHLIGHTS:

- Building 3 to start construction 1st Qtr 2019
- EC (Employment Center) Zone
- Truck courts up to 245'
- 56' wide private roads for easy truck maneuvering
- Access to heavy power
- 36'-40' clear heights
- ESFR Sprinklers
- T-5 & LED Lighting
- Rail access possible

| Bldg | Size (SF) | Bldg Depth | Clear Height | Column Spacing | Slab | Dock Doors | Drive-in Doors | Dock Levelers | Parking | | |
|------|-----------|------------|--------------|----------------|------|------------|----------------|---------------|-------------|-------------|-----|
| | | | | | | | | | Truck Court | Car Trailer | |
| 1 | 1,070,320 | 670' | 40' | 50'x56' | 8" | 172 | 4 | Yes | 245' | 640 | 484 |
| 2 | 581,933 | 390' | 36' | 50'x56' | 7" | 83 | 2 | Yes | 190' | 586 | 352 |
| 3 | 421,150 | 360' | 36' | 50'x56' | 7" | 61 | 2 | Yes | 135' | 433 | 180 |
| 4 | 411,040 | 380' | 36' | 50'x56' | 7" | 55 | 2 | Yes | 240' | 409 | 158 |
| 5 | 64,500 | 145' | 30' | 50'x50' | 6" | 16 | 2 | Yes | 135' | 77 | 0 |