

# BENAROYA INDUSTRIAL SITE FOR SALE OR BUILD-TO-SUIT



Fully Entitled,  
Ready for  
Development



Flexible  
Design  
Options



Zoned  
Industrial

## PREMIUM SHOVEL READY INDUSTRIAL PARCEL IN FIFE

2+ ACRE SITE



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www.benaroya.com  **Benaroya**

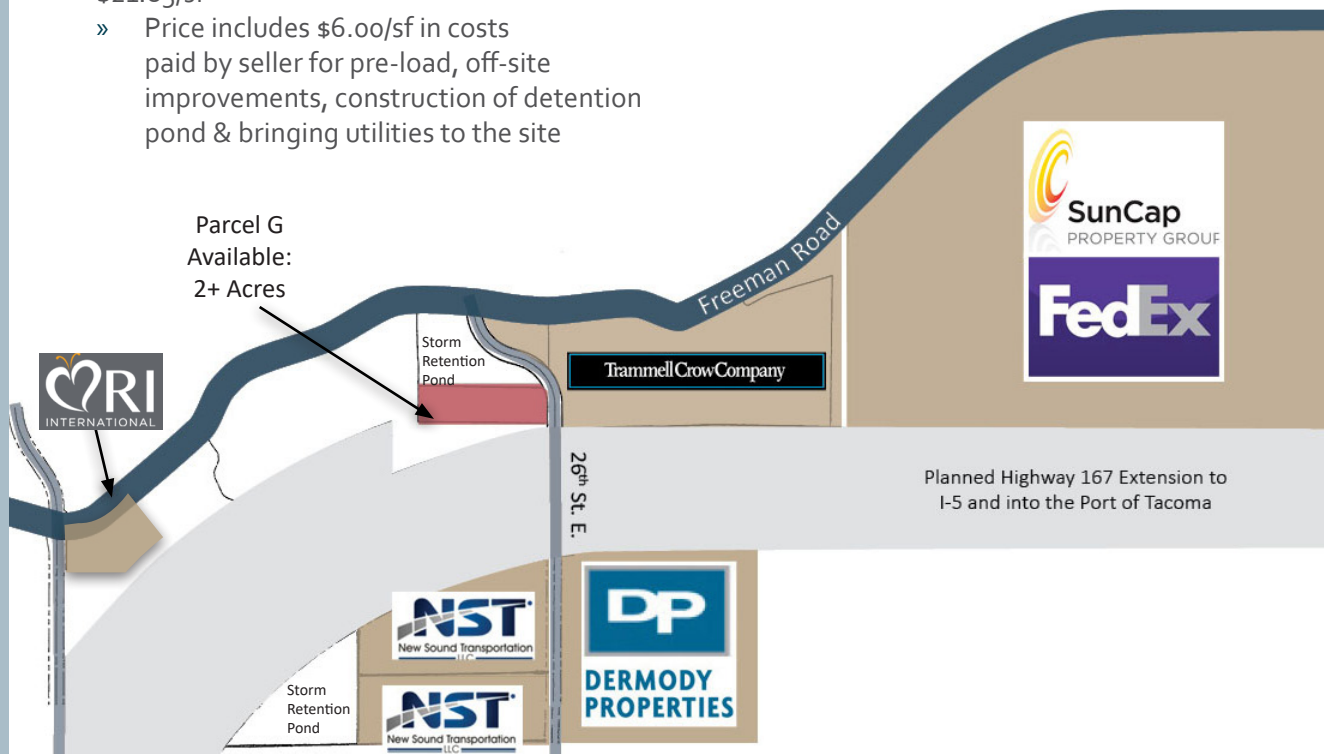


# SITE

## PREMIUM SHOVEL READY PARCEL OFF OF FREEMAN ROAD

### FEATURES

- ± 2 Acres ( ± 88,395 SF)
  - » 77,253 SF usable
  - » 11,142 SF detention pond
- Fully entitled site, ready for development
- Site is filled, off-site improvements are completed and paid for, utilities are on site, the detention pond has been built. All reducing buyer's risk and timing.
- \$21.85/sf
  - » Price includes \$6.00/sf in costs paid by seller for pre-load, off-site improvements, construction of detention pond & bringing utilities to the site
- Zoned Industrial, City of Fife
- Utilities, water, and underground power to the site
- Fast access to I-5 and Highway 167
- Located above 100-year floodplain
- Seller Financing available



### PORT OF TACOMA



# SAMPLE SITE PLAN

**SITE AREA**  
88,395 SF (2.00+ ACRES)

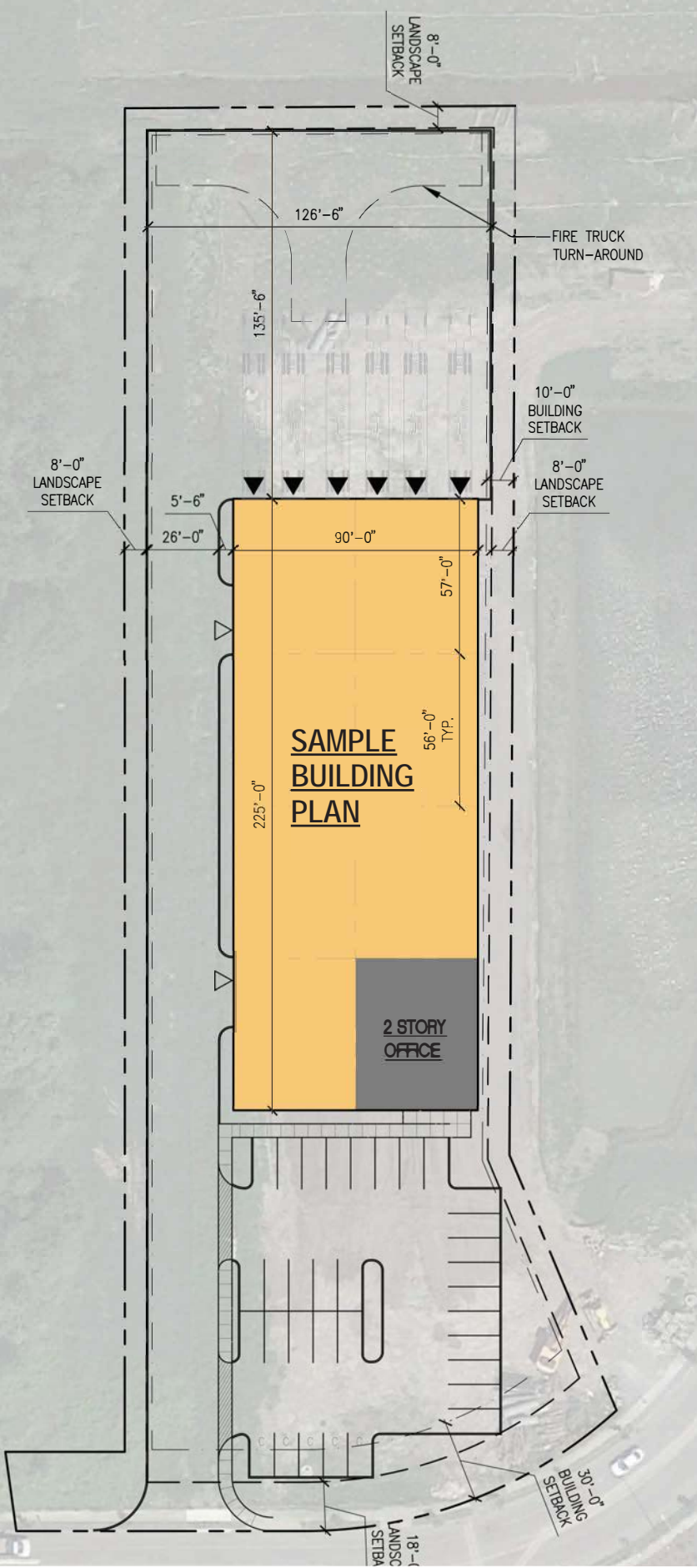
**BUILDING AREA**  
2,520 SF OFFICE - 1ST FLOOR  
17,730 SF WHSE. - 1ST FLOOR  
20,250 SF - 1ST FLOOR  
2,520 SF OFFICE - 2ND FLOOR MEZZANINE  
22,770 SF - TOTAL

**ZONE**  
INDUSTRIAL

**PARKING:**  
17 STALLS-5,040 SF OFFICE @ 1/300  
12 STALLS-17,730 SF WHSE @ 1/1500  
±29 TOTAL STALLS REQUIRED

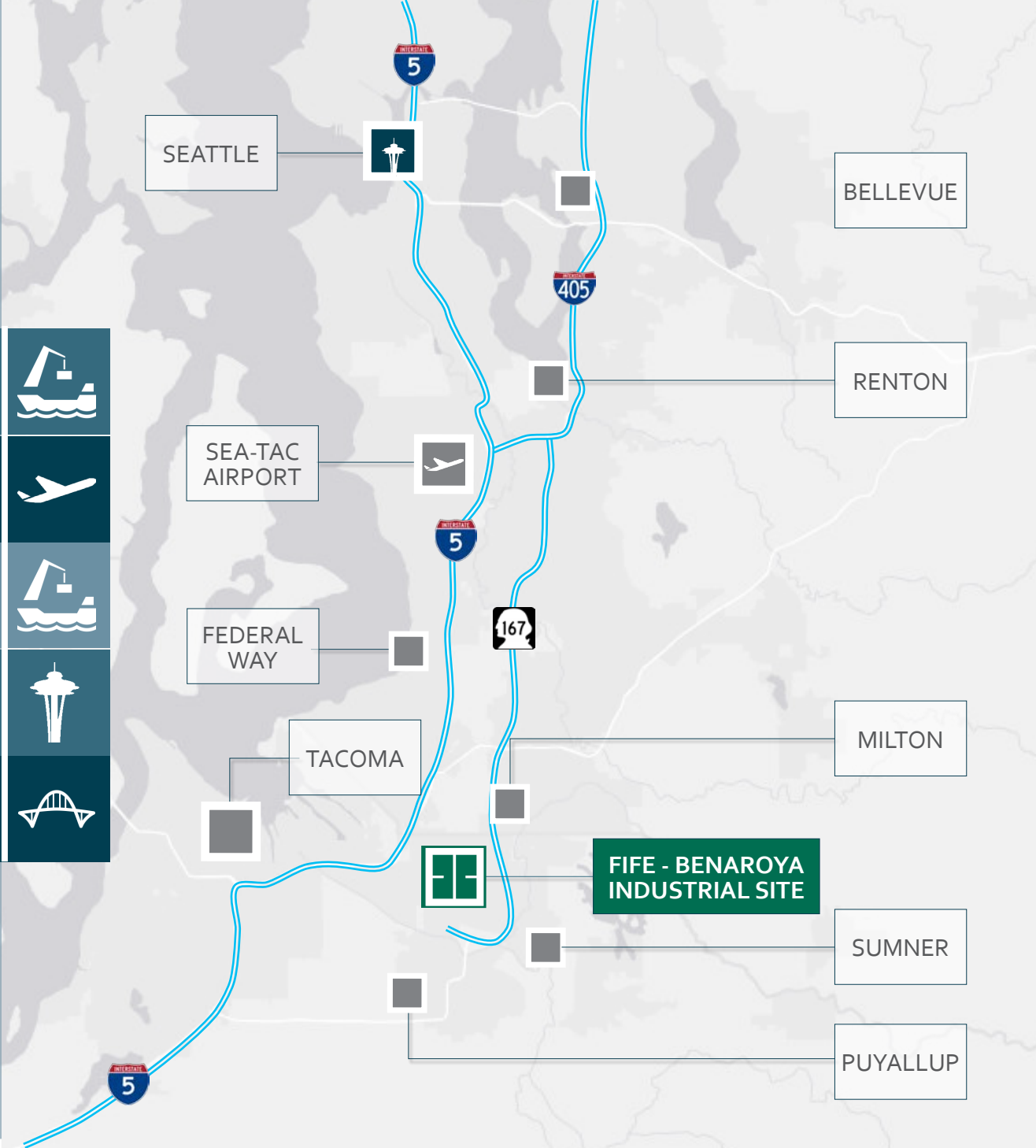
±33 STALLS PROVIDED

**DOCK DOORS**  
▼ 6 DOCK DOORS PROVIDED  
▽ 2 DRIVE-IN DOORS PROVIDED



# REGION

<b>PORT OF TACOMA</b> 10 Mins / 5 Miles	
<b>SEA-TAC INTL. AIRPORT</b> 25 Mins / 21.6 Miles	
<b>PORT OF SEATTLE</b> 45 Mins / 33.4 Miles	
<b>SEATTLE</b> 38 Mins / 30 Miles	
<b>PORTLAND</b> 247 Mins / 148 Miles	



## Port of Tacoma

Benaroya Business Park – Fife is located five miles from the Port of Tacoma, a leading North American seaport and is a primary port of call for all trans-pacific Asian shipping routes.

## Foreign Trade Zone

Benaroya Business Park – Fife offers the 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

Benaroya Business Park – Fife has easy access to Interstate 5, State Route 167, State Route 509 and State Route 161. The recently approved 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.

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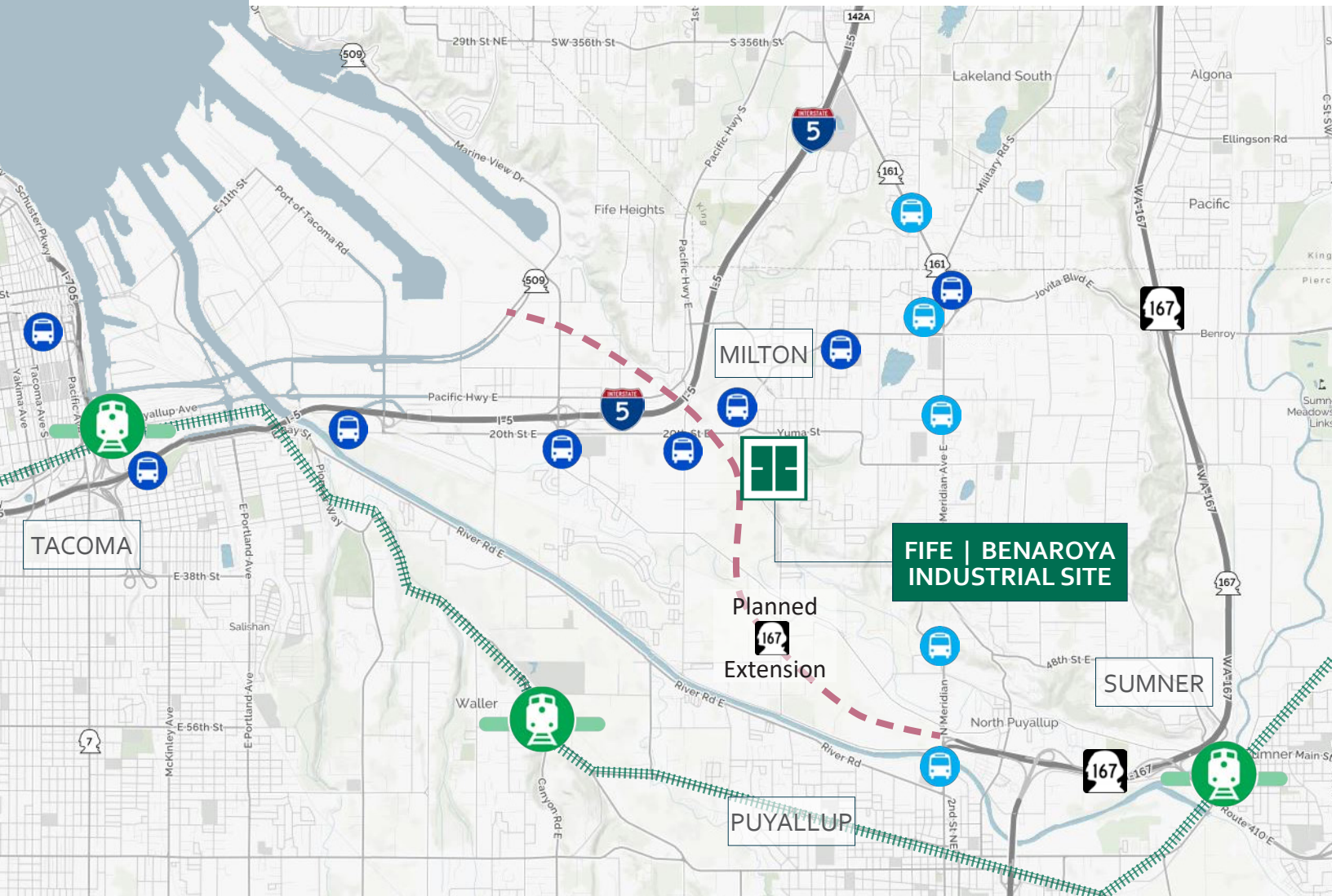
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# TRANSPORTATION

FAST ACCESS TO I-5 AND HIGHWAY 167



Supported by easy transit access and neighborhood amenities, Fife is experiencing a surge in both commercial and residential development which will further accelerate the completion of extension of SR 167 which runs adjacent to the property.



Sounder Train - Tacoma/Seattle Route | Closest station is 4.8 miles in Puyallup



Pierce Transit Bus Route 501 | Stop is 1/10 of a mile from Property  
Tacoma - Fife - Milton - Edgewood - Federal Way



Pierce Transit Bus Route 402 | Puyallup - Edgewood - Milton - Federal Way

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## RESTAURANTS

1. Dave's of Milton
2. Domino's
3. Milton Wok
4. Ranchito Mexican
5. Yoko Teriyaki
6. Starbucks
7. Denny's
8. Johnny's at Fife
9. Warthog BBQ Pit
10. Bud's Saloon & Steakhouse
11. Subway
12. Pho Tai
13. Louie G's Pizzeria
14. Fife Teriyaki
15. Sapporo & Sushi
16. Poodle Dog Restaurant
17. Jersey Mike's Subs
18. DQ Grill & Chill
19. The Mill Restaurant & Sports Bar
20. Taco Bell
21. Pizza Hut
22. Puerto Vallarta Mexican
23. McDonald's

## RETAIL

1. Safeway
2. Rite Aid
3. Costco
4. Dollar Tree
5. Radio Shack
6. O'Reilly Auto Parts
7. Walgreens
8. 7-Eleven
9. MJ Liquor
10. Pet Pros
11. GNC

## PARKS & RECREATION

1. Interurban Trail Trailhead
2. Hylebos Wildlife Trail
3. Levee Pond Park
4. Milton Community Park
5. Milton Activity Center

## BANKS

1. US Bank
2. Columbia Bank
3. Key Bank
4. Bank of America
5. Kitsap Bank
6. Fife Commercial

## HOTELS

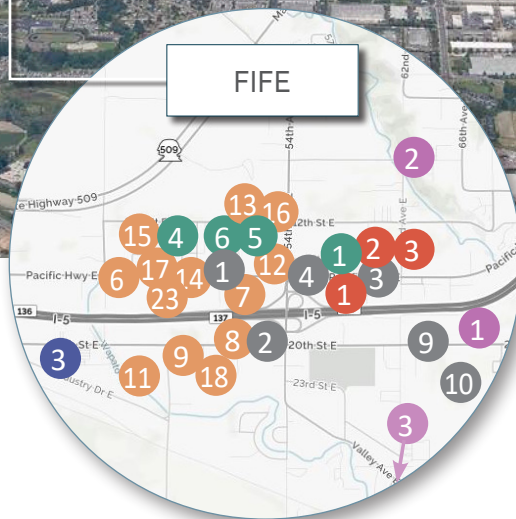
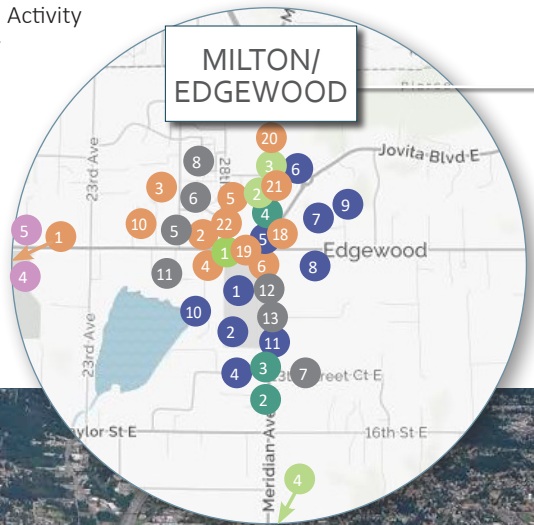
1. Emerald Queen Hotel & Casino
2. Days Inn
3. Quality Inn & Suites

## FITNESS

1. Anytime Fitness
2. Karate Edge
3. Fitness 19
4. Jupiter Tennis Center

## SERVICES

1. WA State Vehicle Emission Inspection
2. Chevron Fife
3. Shell Station
4. 76 Station
5. Franciscan Medical Clinic
6. La Petite Academy
7. Dill Animal Hospital
8. Pro Cleaners
9. Fife Pierce County Library
10. Paws-Abilities Dog Center & Daycare
11. US Post Office
12. Les Schwab Tire Center
13. Edgewood Veterinary Clinic



FIFE - BENAROYA INDUSTRIAL SITE