


New Sound Transportation

NEW SOUND TRANSPORTATION

State-of-the-Art Distribution and Cold Storage Facility



Client Need

New Sound Transportation, LLC, a national leader in cold storage and distribution, needed a new facility to expand their capacity to meet customer demand. Benaroya Business Park - Fife provided both the land needed and an ideal location; New Sound also needed financing to purchase the land and a developer to build the facility. New Sound Transportation's owners came to The Benaroya Company via their broker Scott Price of Neil Walter Company and our listing agents Brett Hartzell and Lane Bockman to ask for our assistance.

Solution

The Benaroya Company agreed to provide the necessary financing and act as the developer of the new 56,000 sf build-to-suit refrigerated storage, freezer and distribution facility on 5.9 acres. The Benaroya Company subsequently provided another round of financing to New Sound Transportation to acquire an additional 6 acres for truck and trailer parking adjacent to their new facility.

Challenges

The team had to tackle issues related to the off-site shared storm detention pond and wetland for both the 5.9 acre and 6 acre sites. There was also careful coordination that needed to happen between the refrigeration units' delivery and construction schedules.

Results

The new highly efficient facility was completed on time and on budget. Strategically located near the Port of Tacoma, it is one of the region's sorely-needed modern public cold storage facilities and was designed with food safety and efficiency as the top priority. The building also serves as the company headquarters and is home to its 100 employees. It features a 20,000 square foot "state-of-the-art" freezer, ample cross docks, generous parking for long haul trucks and additional land for growth. New Sound Transportation's combination of cold storage and transportation creates even greater efficiency and reduces supply chain costs. New Sound exercised its option to purchase its beautiful new facility. The project also received a 2018 Excellent 10 Award for making a significant impact on the Pierce County economy.