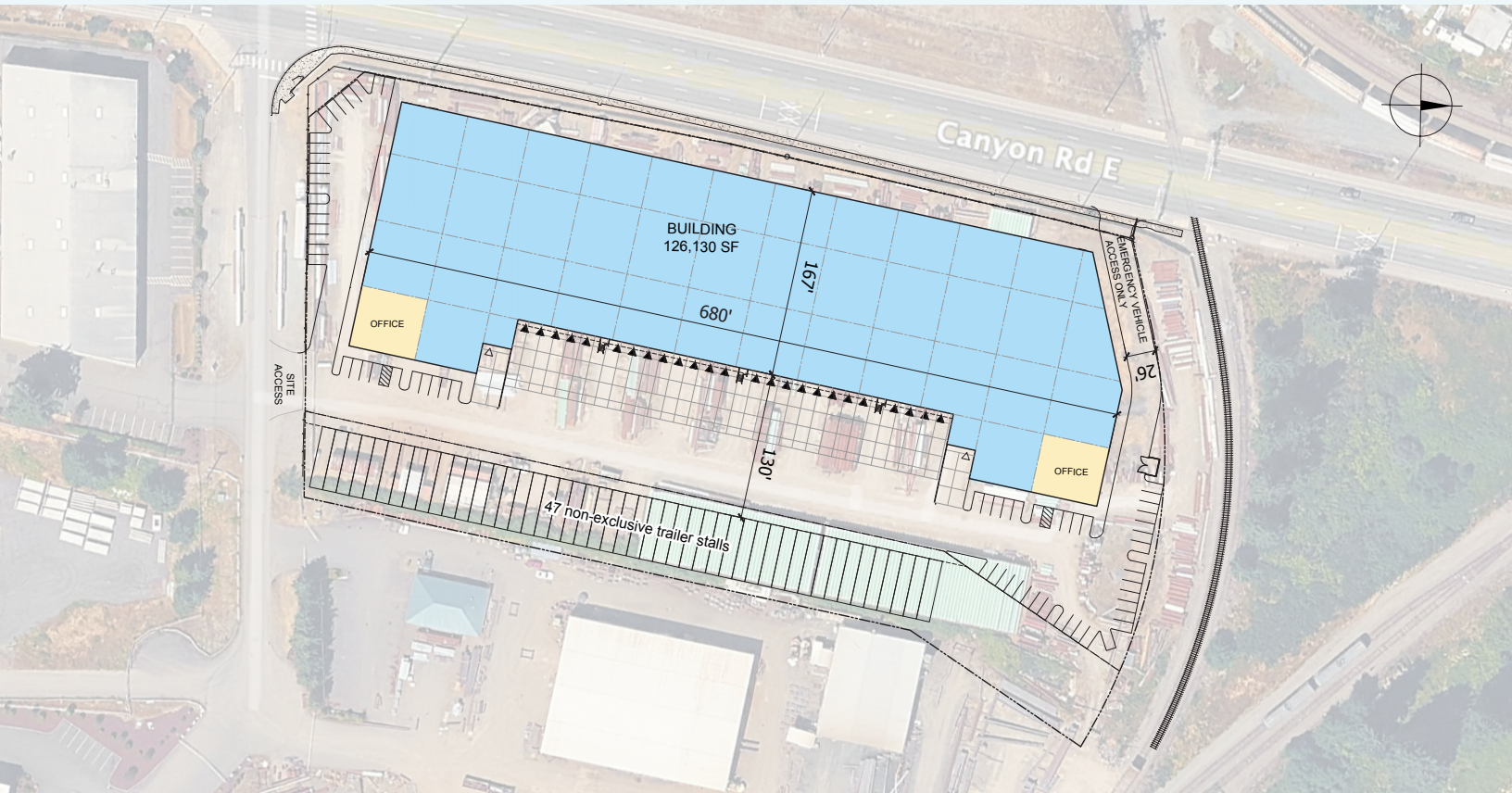


CANYON ROAD INDUSTRIAL CENTER

5501 184TH ST E | FREDERICKSON, WA 98375



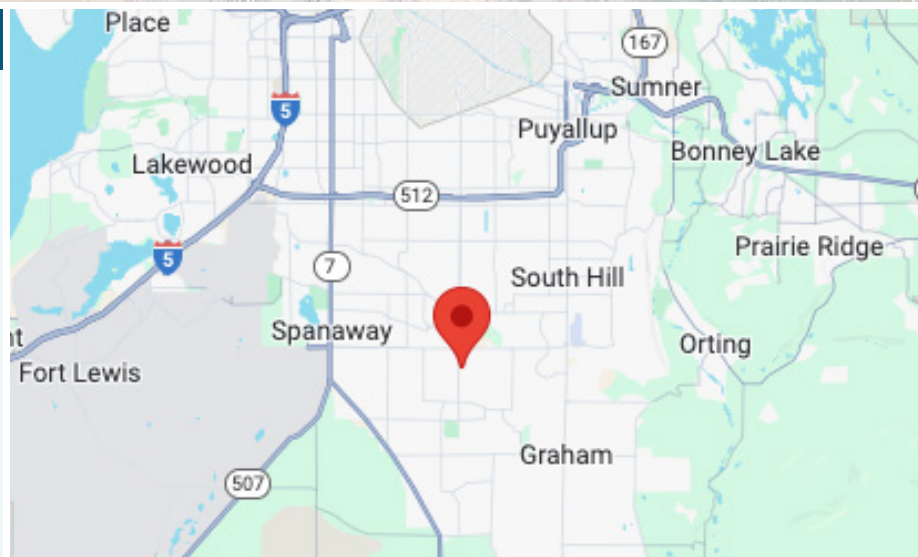
NEW CONSTRUCTION FOR SALE OR LEASE



SALE & LEASE INFORMATION

Available Size:	126,130 SF
Office Size:	BTS
Loading:	2 GL & 25 DH
Clear Height:	36'
Power:	1,600 Amps
Sale Price:	Call Broker
Lease Rate:	Call Broker
Trailer Stalls:	47 stalls - non-exclusive (call broker for details)

SEPA Anticipated Q1'26
Expected Shell Delivery Q1 '27



JOEL JONES

253.219.9914

jjones@neilwalter.com

SCOTT PRICE

253.279.3710

sprice@neilwalter.com

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COMPANY

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