

# Fife Industrial Site

**7801 26th Street E  
Fife, WA 98424**

**Premium Shovel Ready Industrial  
Parcel in Fife, WA**

## Property highlights

- 2+ acre site
- For sale or build-to-suit
- Fully entitled, ready for development
- Flexible design options
- Zoned industrial, also allows for marijuana production

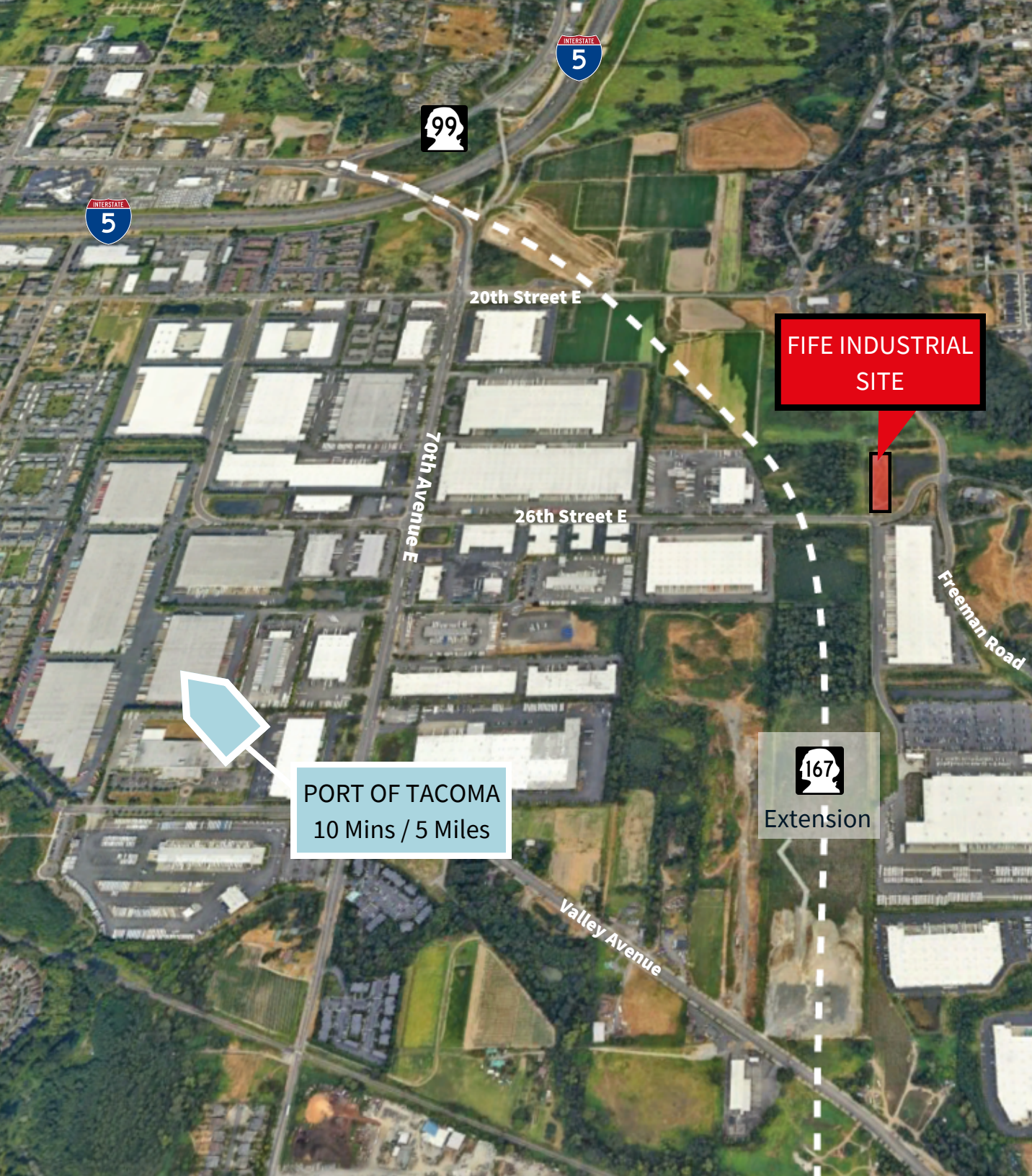
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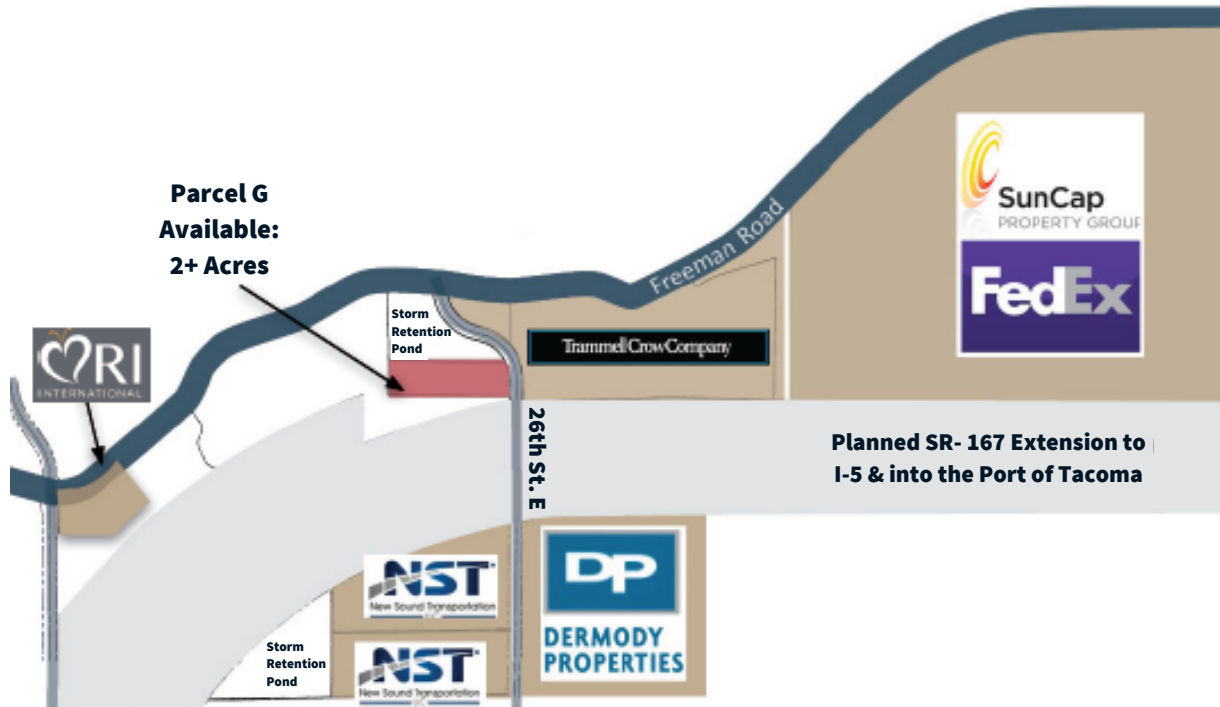
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## Premium Shovel Ready Parcel off of Freeman Road



## Features

- ± 2 AC (± 88,395 SF)
  - 77,253 SF usable
  - 11,142 SF detention pond
- Available studies & surveys include ALTA, Geotech, Level 1, and construction drawings which are in for permit
- Fully entitled site, ready for development
- Site is filled, off-site improvements are completed & paid for, utilities are on site, the detention pond has been built. All reducing buyer's risk and timing.
- Zoned Industrial, City of Fife
- Zoning allows for marijuana production
- Flexible design options
- Contact brokers for pricing



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## Sample Building Design



**JLL**

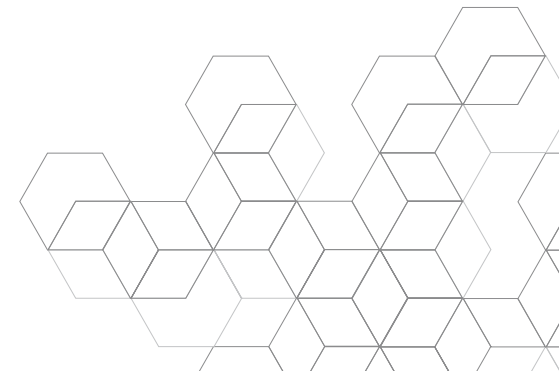
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## Sample Site Plan



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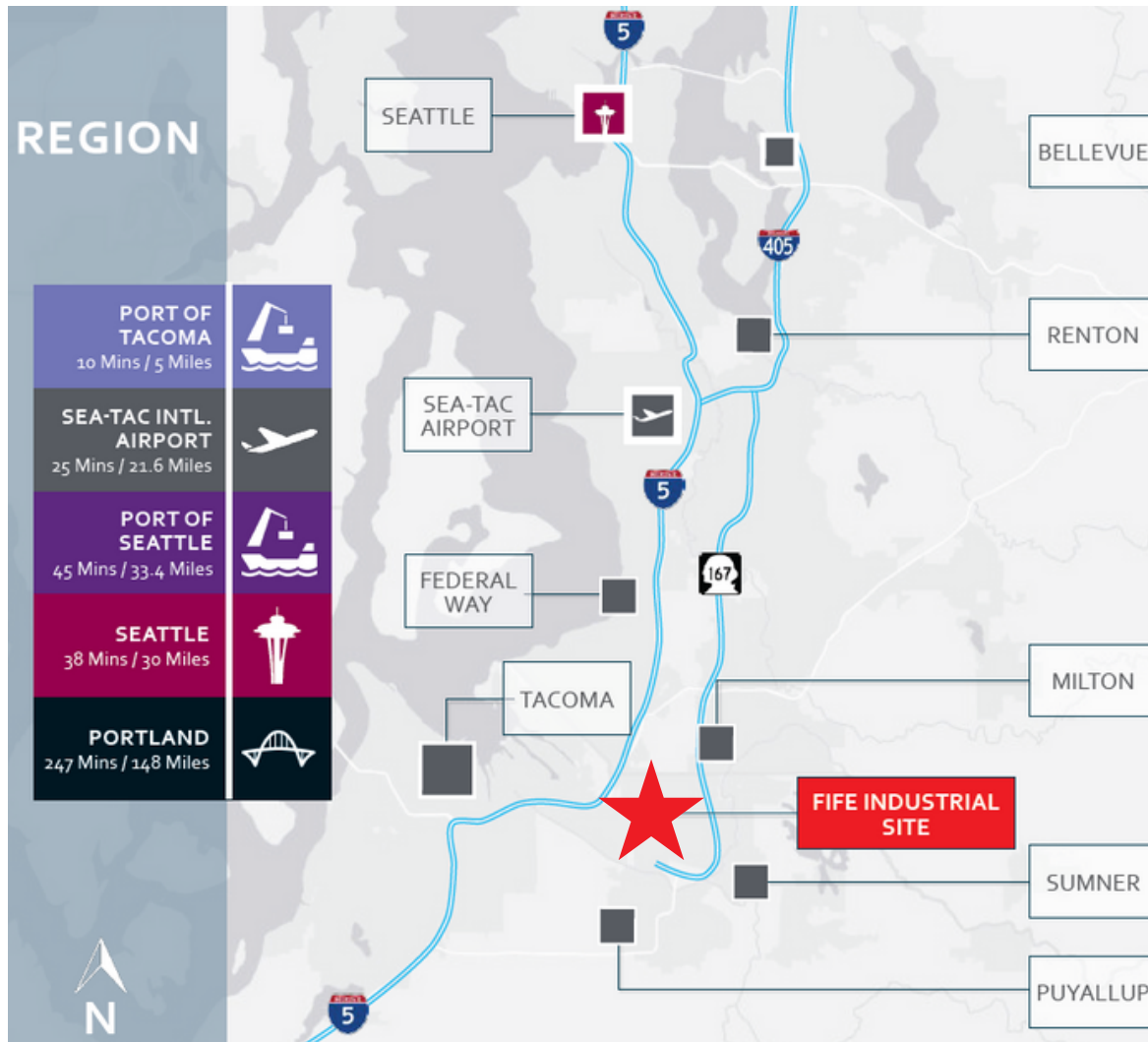
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### Port of Tacoma

Fife Industrial Site – 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

Fife Industrial Site – 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

Fife Industrial Site – Fife has easy access to I-5, SR-167, SR-509 & SR-161. The recently approved expansion of SR-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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