

STERLING
ORGANIZATION

11013

PACIFIC HWY SW

LAKEWOOD, WA

±100,178 SF AVAILABLE
+ YARD AVAILABLE



PROJECT HIGHLIGHTS



LOCATION

- 11013 Pacific Hwy is located just 5 minutes from I-5, providing direct vehicular access to the site location
- Expansive guest and staff parking available on site
- Additional truck staging and loading areas
- Frontage onto I-5 offering unparalleled visibility and exposure



BUILDING FEATURES

- 2,000 amps of power. Ability to increase
- 230,000+ SF yard area, available for parking or outdoor storage



PROXIMITY

- 0.4 mile from Interstate 5
- 0.9 miles from Pacific Hwy
- 6 minutes from Lakewood Town Center and within walking distance to multiple restaurants, hotels, and entertainment



OPPORTUNITY

- Re-purposed in-fill fulfillment center opportunity
- Well located, with excellent highway access and I-5 visibility
- Above standard employee and van parking



RARE INFILL MICRO-FULFILLMENT CENTER OPPORTUNITY

Micro-fulfillment involves utilizing a network of smaller facilities near the end customer, to bring down the cost and time of delivering goods. Neighborhood Fulfillment Centers (NFCs) are smaller and can be strategically positioned within retail pockets abutting residential neighborhoods, ensuring quicker services.

NFCs provide benefit to corporations and communities alike as their convenient location makes them attractive to high-end retail distributors while allowing villages to collect sales tax and maintain or grow their existing tax base.



SPECIFICATIONS



AVAILABLE SQUARE FOOTAGE
100,178 SF

SITE
10.78 acres

LOADING
6 existing dock high doors and 1 grade level with potential for additional dock and grade level loading

CLEAR HEIGHTS
28' - 30'

PARKING SPACES
299 +

ZONING
Broad zoning to accommodate multiple uses such as fulfillment, distribution, and logistics

POWER
2,000 amps, 3-phase

FEATURES

- Very unique vehicle access
- Legal non-conforming structure
- IOS 5 acres
- 2,000 amps of power
- Visibility onto I-5
- Immediate access to I-5 & SR-512



AREA AMENITIES



DEMOGRAPHICS

15 MINUTE DRIVE
 **377,310** total population

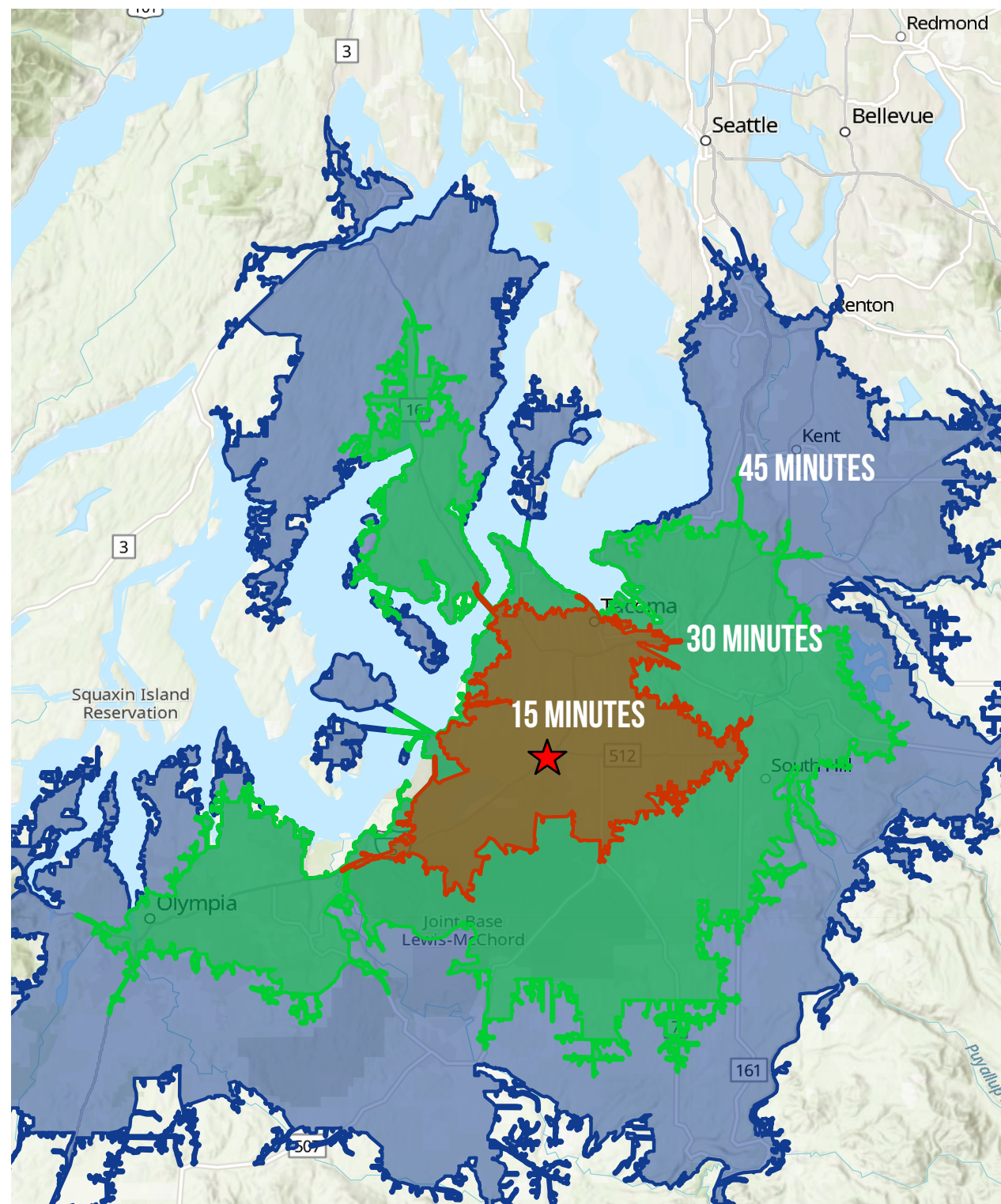
Median Household Income \$68,058	Annual Retail Good Spending \$3,270,036,588
Bachelor's Degree & Above 8.6%	Online Retail (%) 75%

30 MINUTE DRIVE
 **1,022,740** total population

Median Household Income \$83,752	Annual Retail Good Spending \$10,664,841,699
Bachelor's Degree & Above 7.27%	Online Retail (%) 77%

45 MINUTE DRIVE
 **1,834,285** total population

Median Household Income \$86,247	Annual Retail Good Spending \$19,611,398,500
Bachelor's Degree & Above 7.08%	Online Retail (%) 77%





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**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.