

**FOR SALE**

**3.95 ACRES OF INDUSTRIAL LAND**



**13211 142ND AVE E  
ORTING, WA**

**NEWMARK**

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Offering Memorandum

# McMillan Park of Industry Development Site



## TOTAL AVAILABLE SIZE

3.95 AC (172,062 SF)



## ZONING

Rural Industrial Center (RIC)



## PERMITTED USES

Light industrial/manufacturing  
Heavy industrial  
Warehouse and distribution center  
Green energy generation  
Agricultural  
Forestry



## NOTES

Utilities available  
Heavy Power available  
Rail available



## PRICE

\$2,850,000



# OPPORTUNITY HIGHLIGHTS



## OWNER/USER BUILD-TO-SUIT FLEXIBILITY

Design and construct a facility tailored to your operation — optimize building footprint, secured yard, circulation, fleet parking, and future expansion without landlord limitations.



## BROAD INDUSTRIAL ZONING (RIC)

Rural Industrial Center zoning allows light and heavy industrial, manufacturing, warehouse/distribution, and related outdoor uses — providing operational flexibility rarely available in more restrictive zones.



## INFRASTRUCTURE FOR HEAVY USERS

Utilities to site, heavy power availability, and rail access support contractor yards, equipment distribution, fabrication, processing, and bulk material operations.



## LIMITED INDUSTRIAL LAND OPPORTUNITY

Scarce supply of industrial-zoned land in Pierce County — particularly sites allowing yard-intensive and heavier industrial uses — positions this as a rare long-term control opportunity for an owner-user.

# AERIAL MAP



**PORT OF TACOMA**

**AUBURN**

**PACIFIC**

**FIFE**

**SUMNER**

**PUYALLUP**

**McMinn**

**ORTING**

**BERKELEY**

**CROCKER**

4 13211.142ND AVE E, ORTING, WA

This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation (February 2026) of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

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