

STERLING
ORGANIZATION

11013

PACIFIC HWY SW

LAKEWOOD, WA

±100,178 SF AVAILABLE



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.





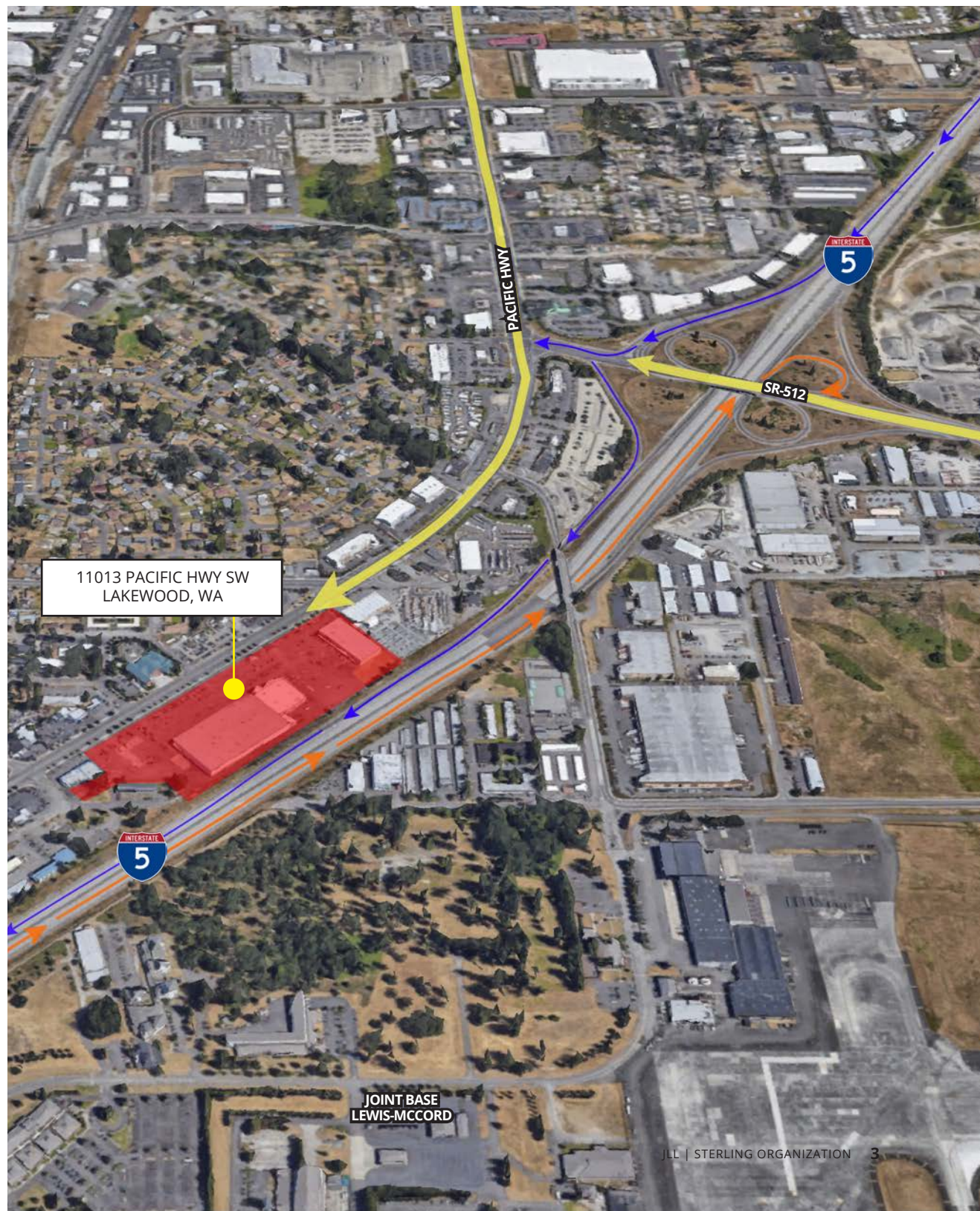
- 11013 Pacific Hwy is located just 5 minutes from I-5, providing direct vehicular access to the site location
- Expansive guest and staff parking available on site
- Additional truck staging and loading areas



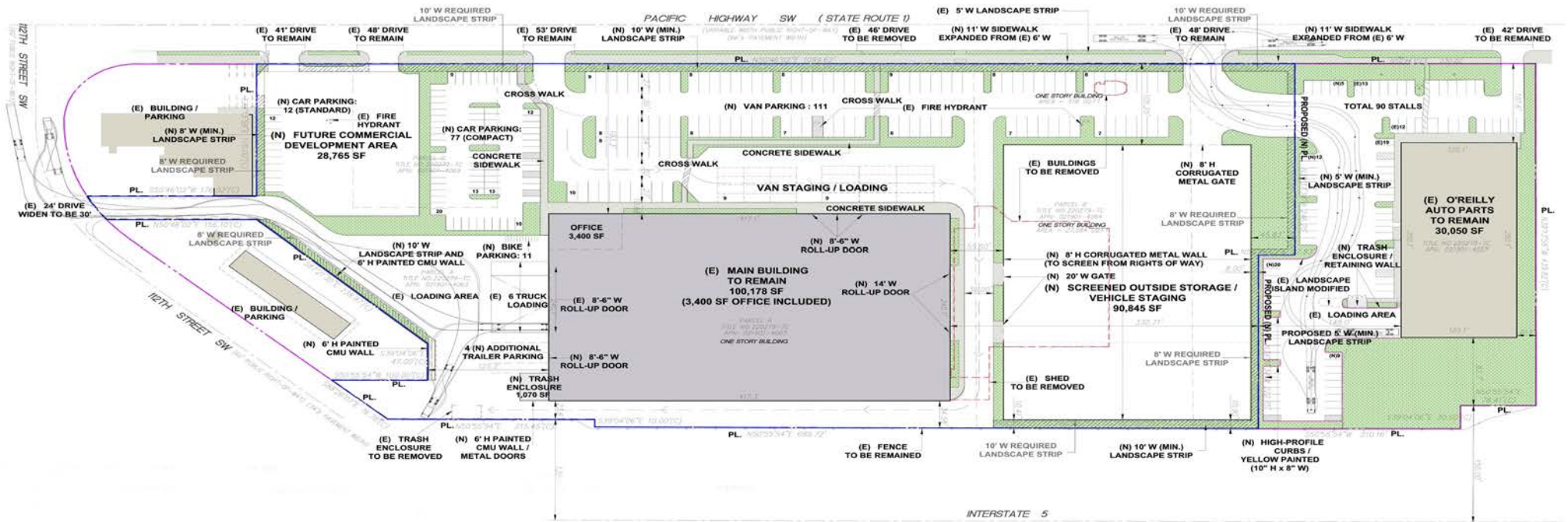
- 0.4 mile from Interstate 5
- 0.9 miles from Pacific Hwy
- 6 minutes from Lakewood Town Center and within walking distance to multiple restaurants, hotels, and entertainment



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



future SPEC PLAN



SPECIFICATIONS



AVAILABLE SQUARE FOOTAGE
100,178 SF

SITE
11.07 acres

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

CLEAR HEIGHTS
24'

PARKING SPACES
299

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

FEATURES

- Very unique vehicle access
- Legal non-conforming structure
- IOS 90,845 SF



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%

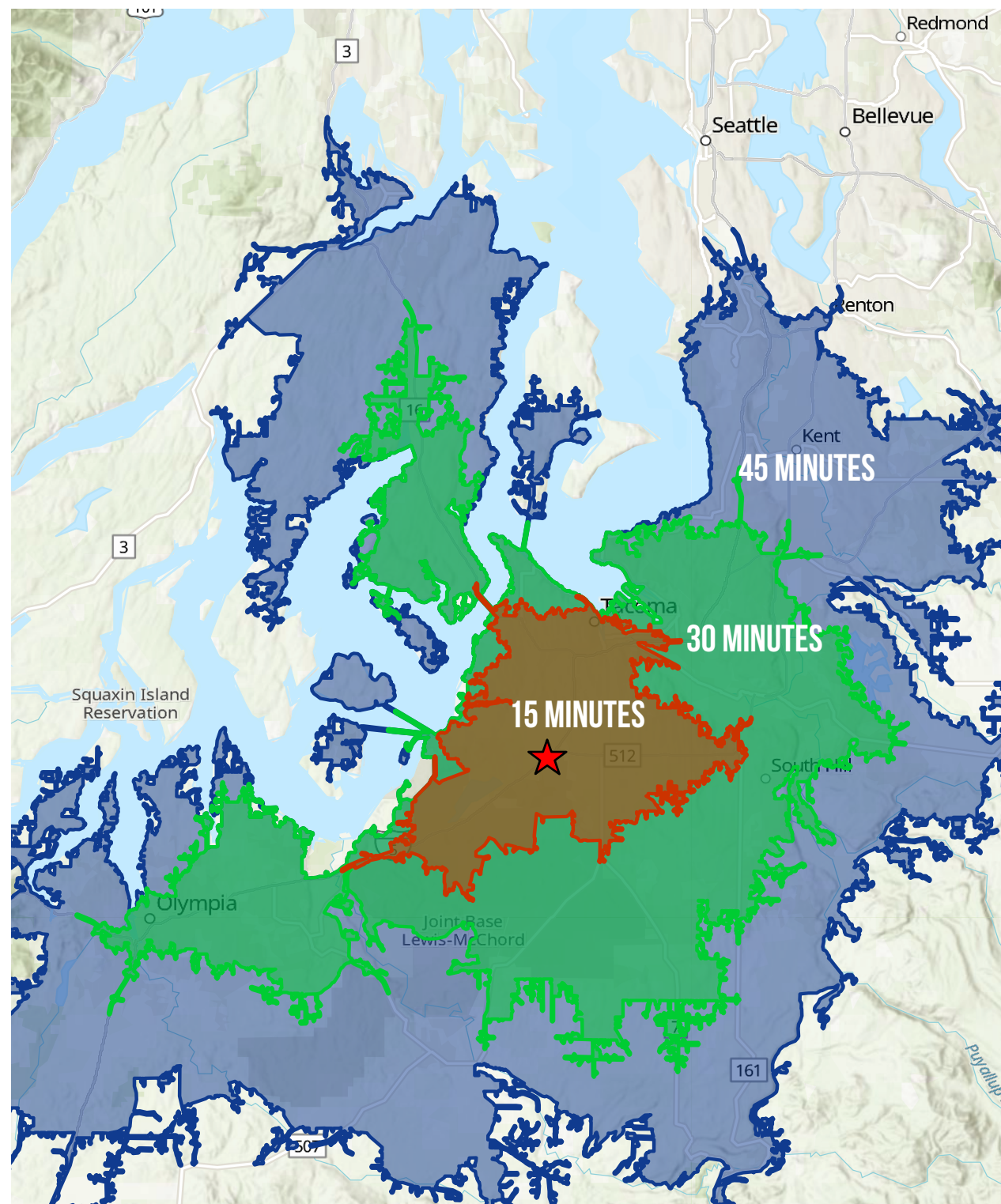
45 MINUTE DRIVE
 **1,834,285** total population

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.