

FOR LEASE

CANYON ROAD COMMERCE CENTER

CLASS A SPEC INDUSTRIAL DEVELOPMENT
READY FOR OCCUPANCY
2 BUILDINGS / ±275,000 SF AVAILABLE



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PROPERTY VIDEO

CBRE Investment
Management

Trammell Crow Company












5103 & 5223 136TH ST E | FREDERICKSON, WA 98373







SITE PLAN



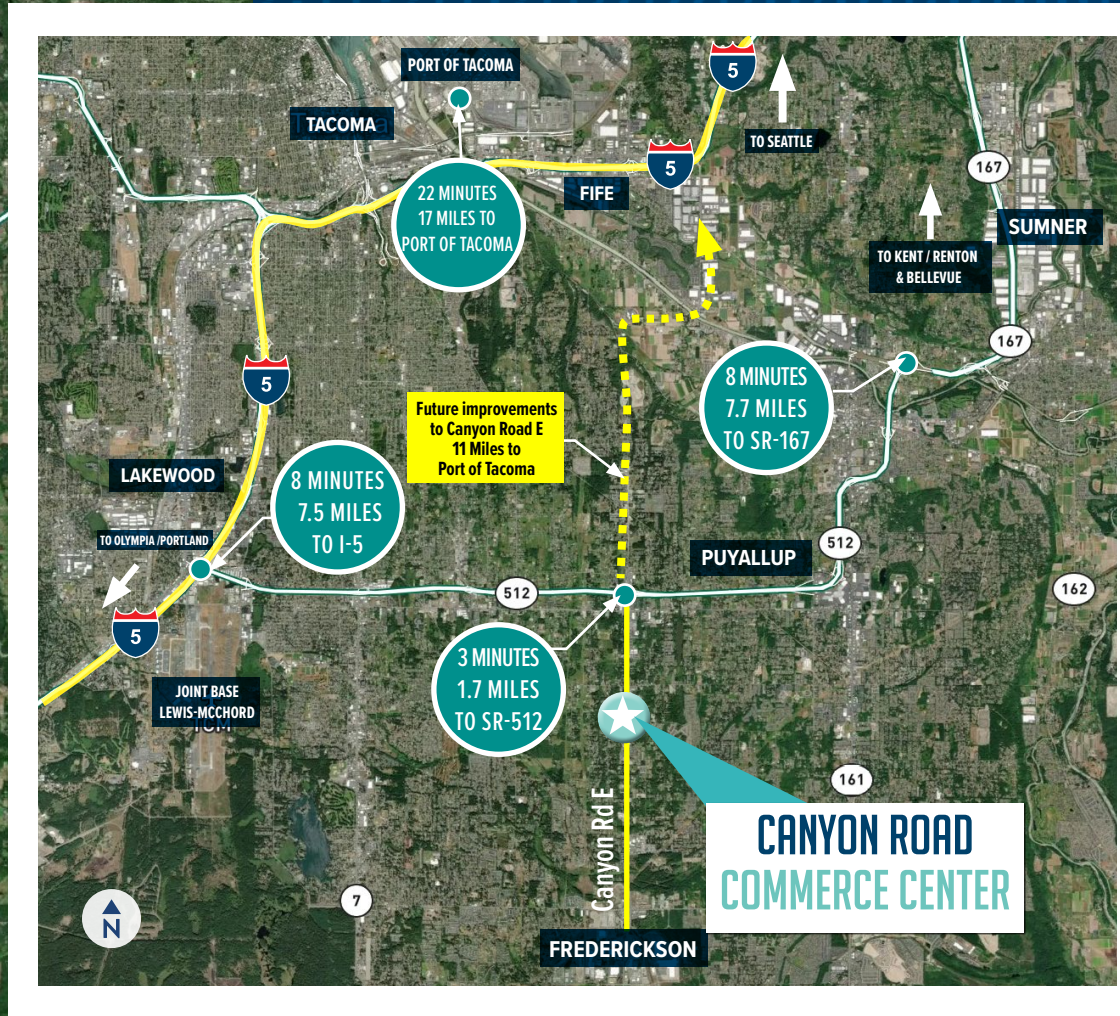
WEST BUILDING SPECS 5103 136TH ST E

EAST BUILDING SPECS 5223 136TH ST E

	SQUARE FEET	112,957
	CLEAR HEIGHT	32'
	LOADING DOCK & GRADE	21 DOCK, 2 GRADE
	SPRINKLERS	ESFR
	COLUMN SPACING	50' x 52'
	SPEED BAY	60'
	TRUCK COURT	130'
	POWER	1600 AMPS 480/277 VOLT
	AUTO PARKING	65
	ZONING	EMPLOYMENT CORRIDOR (ECOR)
	SPEC OFFICE	4,895 SF AVAILABLE SEPTEMBER 2024

	SQUARE FEET	161,733
	CLEAR HEIGHT	36'
	LOADING DOCK & GRADE	21 DOCK, 2 GRADE
	SPRINKLERS	ESFR
	COLUMN SPACING	50' x 52'
	SPEED BAY	60'
	TRUCK COURT	130'
	POWER	2000 AMPS 480/277 VOLT
	AUTO PARKING	93
	ZONING	EMPLOYMENT CORRIDOR (ECOR)
	SPEC OFFICE	4,610 SF AVAILABLE NOW

SITE LOCATION



CORPORATE NEIGHBORS



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DISTANCE TO/FROM FREDERICKSON, WA



SEATTLE

45 MILES



PORT OF SEATTLE

44 MILES



SEA-TAC
INTERNATIONAL
AIRPORT

37 MILES



PORT OF TACOMA

17 MILES



PORTLAND, OR

141 MILES



BOISE, ID

511 MILES

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LEASING CONTACTS

ANDREW STARK | Executive Vice President | +1 206 442 2746 | andrew.stark@cbre.com

KETNER SHEEAN | Vice President | +1 253 596 0028 | ketner.sheean@cbre.com

ANDREW HITCHCOCK | Executive Vice President | +1 206 442 2719 | andrew.hitchcock@cbre.com

ZAC SNEDEKER | Senior Vice President | +1 206 442 2709 | zac.snedeker@cbre.com



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