

# 5802 S Burlington Way

CBA

20700 44th Ave. W Ste 550 Lynnwood, WA 98036 | 425-820-3348

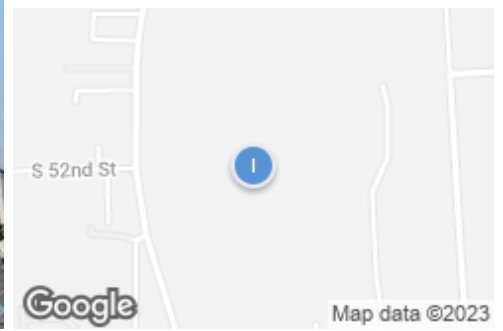
## Bridge Point Tacoma 2MM

Industrial: Warehouse/Distribution

5802 S Burlington Way, Tacoma, WA, 98409

Prepared on September 11, 2023

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### Property Features

#### Location Details

Address	5802 S Burlington Way, Tacoma, WA 9...
Zoning	M2-STGPD-ST-M/IC
Submarket	CBA Nalley Valley
County	Pierce

Parcels	0220241001, 0220131131, 27830100...
In Opportunity Zone	Yes
Name	Bridge Point Tacoma 2mm

#### Building Details

Sub Type	Warehouse/Distribution
Building Status	Under Construction
Building Size	2,469,478 SF
Land Size	156.33 Acres / 6,809,808 SF
Number of Buildings	4
Number of Floors	1
Year Built	2023
Occupancy Type	Multi-tenant
Yard	No

Electrical	-
Ceiling Height	30 ft
Dock High Doors	486
Grade Level Doors	14
Sprinklers	-
In Opportunity Zone	Yes
Rail Service	No
Rentable Space	2,469,478 SF
Security System	No

#### Owner Contact Information

##### Legal Owner

Bridge Point Tacoma Llc  
(312) 683-7230

##### True Owner

Tony Pricco  
Bridge Point Tacoma Llc  
(312) 683-7230

## Listings

1 Listing | 2,320,074 SF | Negotiable

Type	Space Use	Suite	Available Space	Rate	Available	Clr Ht	Doors	Office	Yard	Power
For Lease	Industrial	-	2,320,074 SF	Negotiable	Now	30 ft	14 GD, 466 DH	-	-	-

## Additional Photos



## Contact

Kidder Mathews



**Matt Murray**  
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matt.murray@kidder.com



**Tyler Clarke**  
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CBA

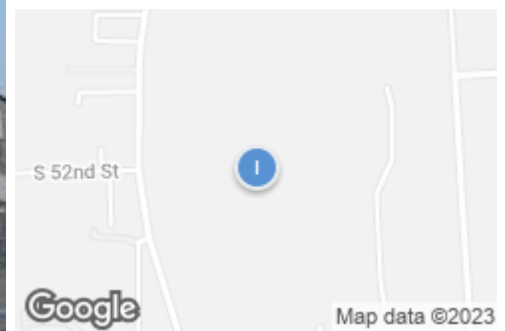
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## 5802 S Burlington Way

5802 S Burlington Way, Tacoma, WA, 98409

Industrial: Warehouse/Distribution For Lease

Prepared on September 11, 2023



### Listing Details | Industrial For Lease

Suite	-	Available Date	Now
Sublease	No	Days On Market	930 days
Total Available Space	2,320,074 SF	Date Listed	2/23/2021
Min Div/Max Contig	2320074/2,320,074 SF	Last Modified	7/25/2023
Asking Rate		Listing ID	10973142
Industrial/Shell Rent		Electrical	-
Lease Type	NNN	Ceiling Height	30 ft
Expenses	-	Dock High Doors	466
Vacant	Yes	Grade Level Doors	14

### Description

Access. Size. Flexibility.

Introducing one of Puget Sound's next major industrial developments, just minutes away from Interstate 5 and the Port of Tacoma..

Available 2022. Tax iD #: 0220131131; 0220131132; 0220134004; 0220134011; 0220134800; 0220241001; 2783010090; 2783010100; 2783010110; 2783010120; 3740000086; 3740000140; 3740000181; 5215001580; 5735000070; 5735000110; 5735000120; 5735000130; 5735000140

### Property Details

Property Type	Industrial	Year Built	2023
Sub Type	Warehouse/Distribution	Primary Construction	-
Zoning	M2-STGPD-ST-M/IC	Occupancy Type	Multi-tenant
Building Status	Under Construction	Parcels	0220241001, 02201311...
Building Size	2,469,478 SF	Legal Owner	Bridge Point Tacoma Llc
Land Size	156.33 Acres / 6,809,80...	Submarket	CBA Nalley Valley
Number of Buildings	4	County	Pierce
Floors	1	In Opportunity Zone	Yes

### Contact

Kidder Mathews



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# BRIDGE POINT TACOMA 2MM

bridgepointtacoma2mm.com | 5802 S Burlington Way | Tacoma, WA



## ACCESS. SIZE. FLEXIBILITY.

INTRODUCING ONE OF PUGET SOUND'S NEXT MAJOR INDUSTRIAL DEVELOPMENTS, JUST MINUTES FROM INTERSTATE 5 AND THE PORT OF TACOMA  
**AVAILABLE Q3/Q4 2023**



### TODD CLARKE

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### MATT MURRAY

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### TY CLARKE

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### MATT MCLENNAN, SIOR, CCIM

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**Kidder  
Mathews**

# SPECULATIVE DESIGN | 4-BUILDING OPTION



## BUILDING A

- 520,613 building SF
- 115DH / 4GL
- ±227 Trailer spaces
- ±323 Car spaces

## BUILDING B

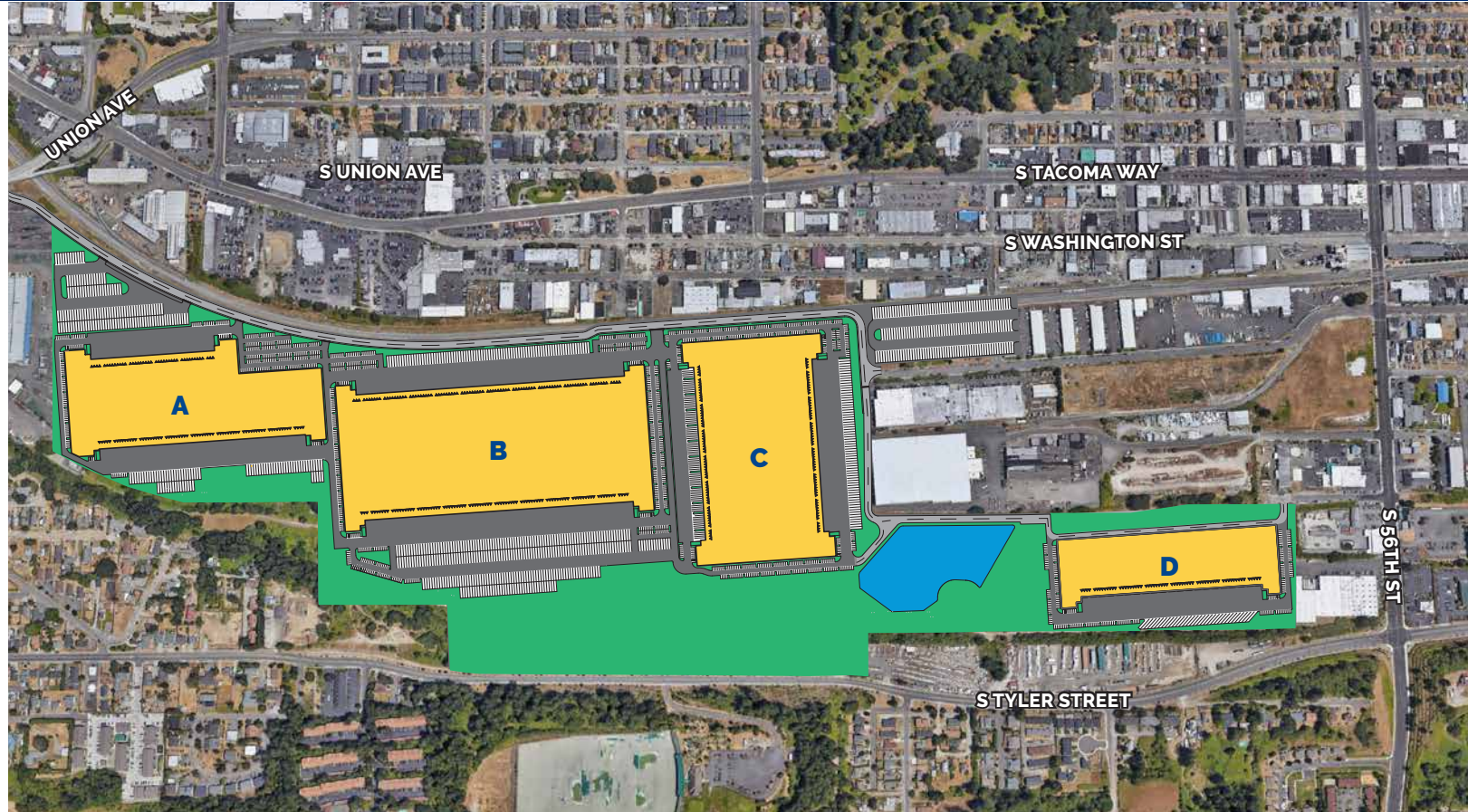
- 960,682 building SF
- 186DH / 4GL
- ±397 Trailer spaces
- ±502 Car spaces

## BUILDING C

- 664,657 building SF
- 122DH / 4GL
- ±235 Trailer spaces
- ±331 Car spaces

## BUILDING D

- 323,526 building SF
- 63DH / 2GL
- ±32 Trailer spaces
- ±193 Car spaces



**±160 AC**  
SITE AREA



**±2.5M SF**  
BUILDING AREA



**1,349**  
PARKING SPACES



**486DH/14GL**  
DOOR POSITIONS



**891**  
TRAILER PARKING

# SPECULATIVE DESIGN | 3-BUILDING OPTION



## BUILDING A

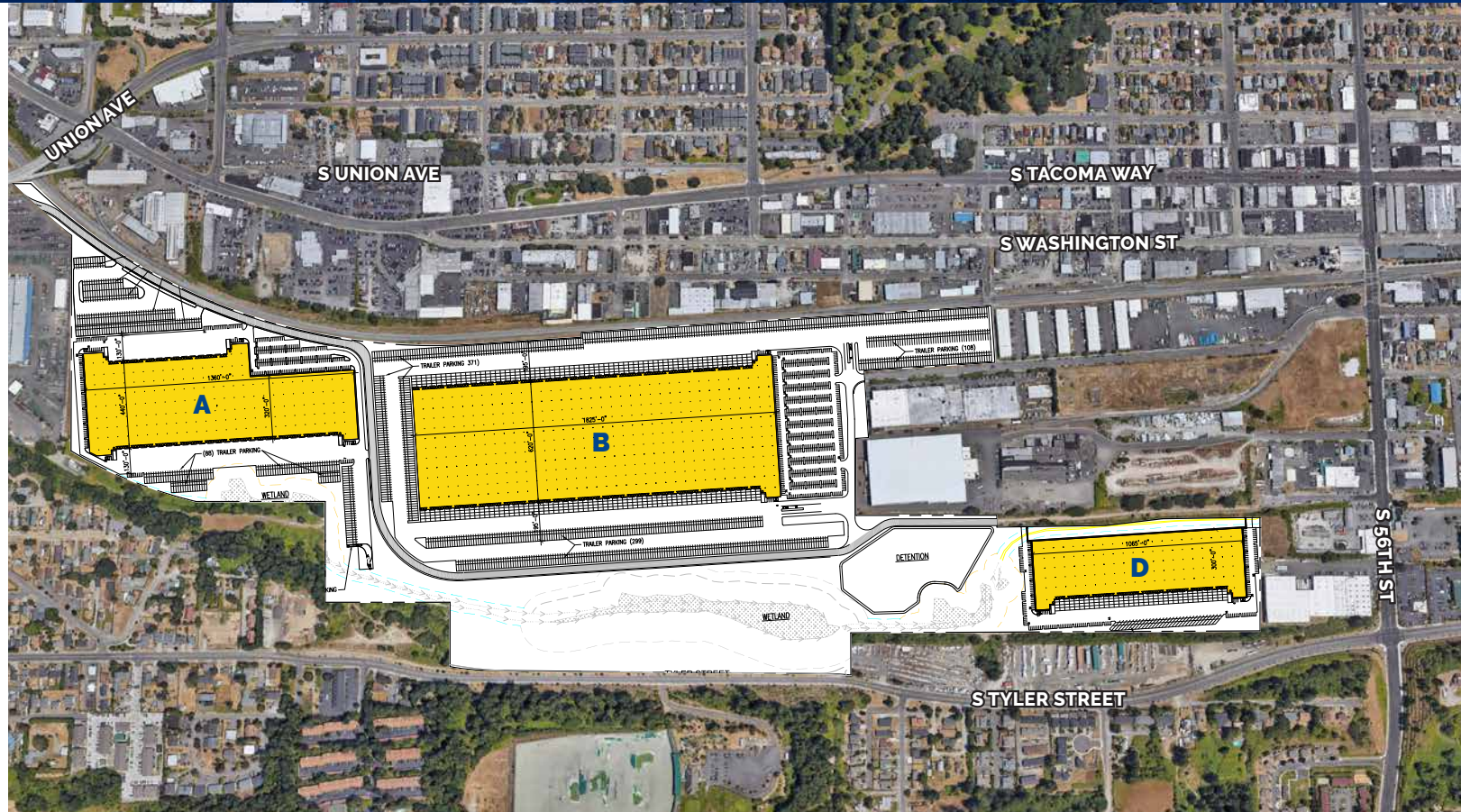
- 520,613 building SF
- 124DH / 4GL
- ±227 Trailer spaces
- ±347 Car spaces

## BUILDING B

- 1,156,762 building SF
- 248DH / 2GL
- ±778 Trailer spaces
- ±713 Car spaces

## BUILDING C

- 334,176 building SF
- 63DH / 2GL
- ±32 Trailer spaces
- ±202 Car spaces



**±160 AC**  
SITE AREA



**±2.14M SF**  
BUILDING AREA



**1,262**  
PARKING SPACES



**435DH/8GL**  
DOOR POSITIONS



**1,080**  
TRAILER PARKING

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TO INTERSTATE 5

**1 mile**  
**4 minutes**

TO PORT OF TACOMA

**5 miles**  
**10 minutes**

TO WA-16

**1 mile**  
**3 minutes**

## HIGHLIGHTS

Conveniently located just 5 miles from the Port of Tacoma, Bridge Point Tacoma 2MM offers excellent exposure with direct access to Interstate 5



## 51 MILLION+ SF WORLDWIDE

BRIDGE is a vertically integrated real estate operating company and investment manager focused on the ACQUISITION and DEVELOPMENT of CLASS A INDUSTRIAL PROPERTIES in supply-constrained CORE markets in the U.S. and the U.K.

Our people EMBRACE COMPLEXITY and execute with CREATIVITY AND CERTAINTY. The results of our expertise and efforts are exceptional investor returns on irreplaceable industrial assets.



AWARDS	
New Good Neighbor, NJ Business & Industry Association	2021
Industrial Project of the Year, SFBJ	2020, 2018
Industrial Speculative Development of the Year, NAIOP Chicago	2020, 2019, 2018, 2017
Deal of the Year, NAIOP New Jersey	2020, 2018
Most Significant Industrial Transaction of the Year, IREJ	2019
Developer of the Year, NAIOP South Florida	2019, 2018, 2016
Developer of the Year, NAIOP Chicago	2019, 2015
Community Appearance Award, City of Fort Lauderdale	2019, 2018
Developer of the Year, Chicago Commercial Real Estate Awards	2018, 2015, 2011
Project of the Year, NAIOP South Florida	2017
Industrial Redevelopment of the Year, NAIOP Chicago	2015, 2014

### HEADQUARTERS

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[www.bridgeindustrial.com](http://www.bridgeindustrial.com)