

BRIDGE POINT TACOMA 210

10917 34th Ave E | Tacoma, WA

 **BRIDGE**



NEW CLASS A INDUSTRIAL FACILITY SOUTH TACOMA SUBMARKET

HIGHLIGHTS

- LED lighting throughout
- ESFR sprinklers
- SR-512 exposure
- 7" reinforced slab
- 130' truck court
- Zoned ECOR (Employment Corridor)
- Divisible to ±50,000 SF
- BTS office
- 24 trailer stalls

AVAILABLE FOR

LEASE

SITE AREA

13.82 AC

BUILDING AREA

205,420 SF

DELIVERY DATE

Q2 2024

CLEAR HEIGHT

40'

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 **Kidder
Mathews**

TOTAL BUILDING SIZE

205,420 SF

MEZZANINE

2,999 SF

OFFICE

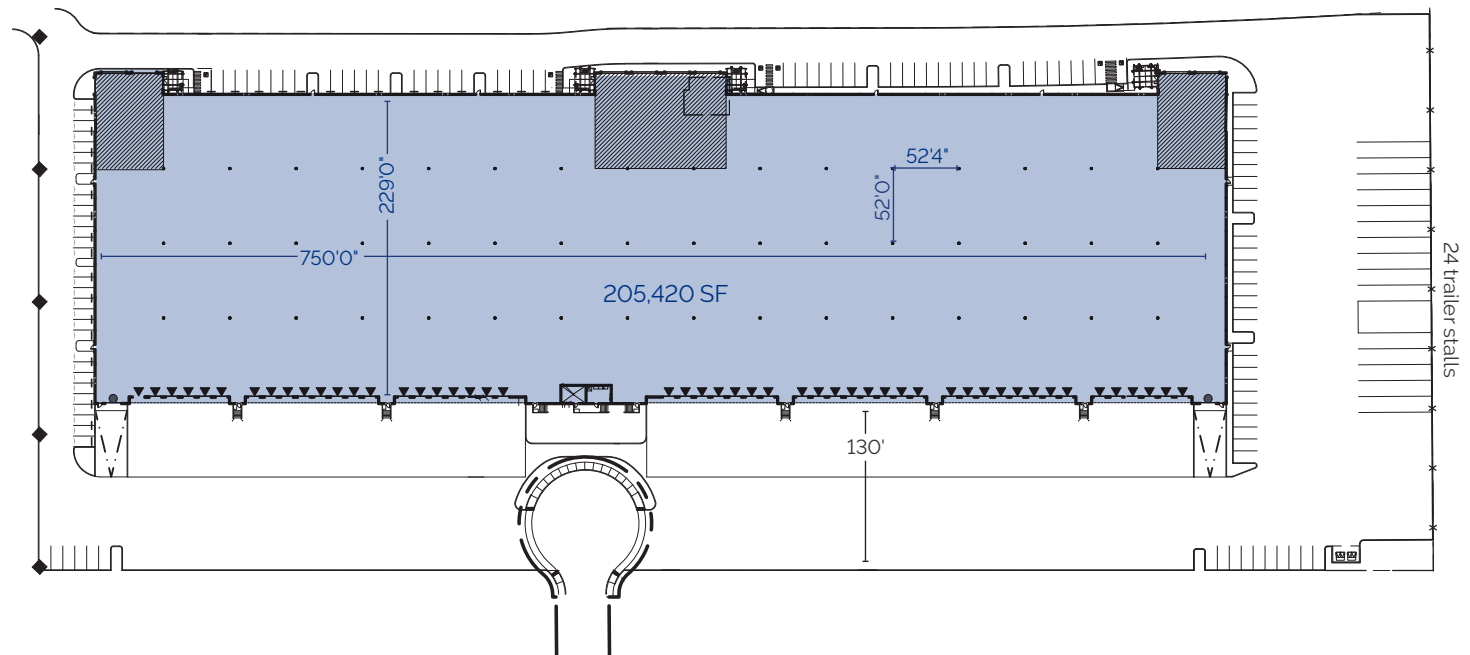
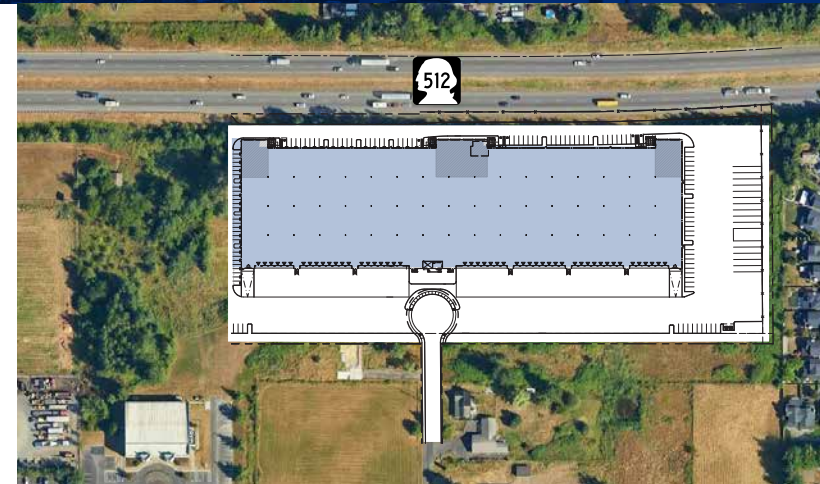
BTS

HIGHLIGHTS

Conveniently located just 9 miles from the Port of Tacoma, BP Tacoma 210 offers excellent exposure with direct access to SR-512

- ▼ Dock high door
- Grade level door

Parking Spaces	130
Trailer Parking	24 Stalls
Dock Positions	50
Grade-Level Doors	2
Typical Column Spacing	52'0" x 52'4"
Sprinklers	ESFR



PIERCE COUNTY ECONOMIC DEVELOPMENT INCENTIVES

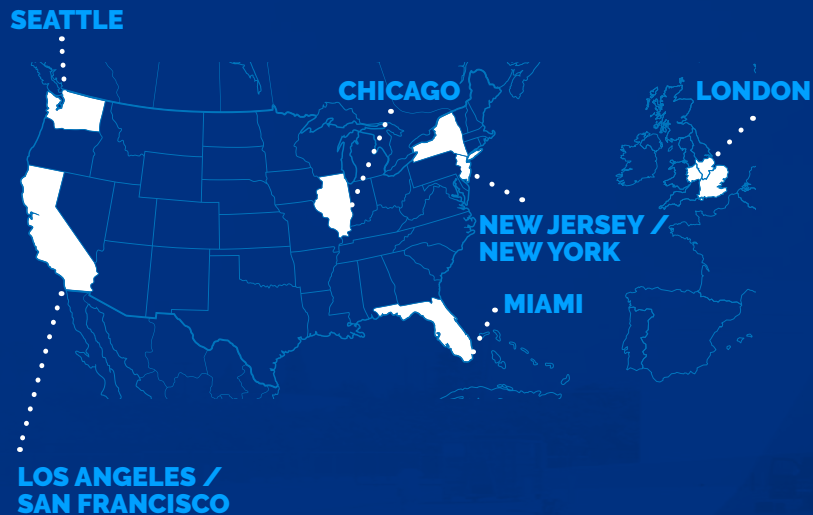
- WA State Department of Revenue Warehouse Sales Tax Exemption – 50% exemption from states portion (6.5%) of retail sales or use tax paid on purchases and installation of material-handling and racking equipment
- Tacoma Public Utilities - Incentives to reduce operating costs of energy-efficient improvements
- City of Tacoma B&O Tax Credit for New Job Creation



67 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	
Developer of the Year, NAIOP Chicago	2021, 2019, 2015
Industrial Speculative Development of the Year, NAIOP Chicago	2021, 2020, 2019, 2018, 2017
New Good Neighbor, NJ Business & Industry Association	2021
Industrial Project of the Year - Multi-Tenant, IREJ	2021
Industrial Project of the Year, SFBJ	2020, 2018
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
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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