



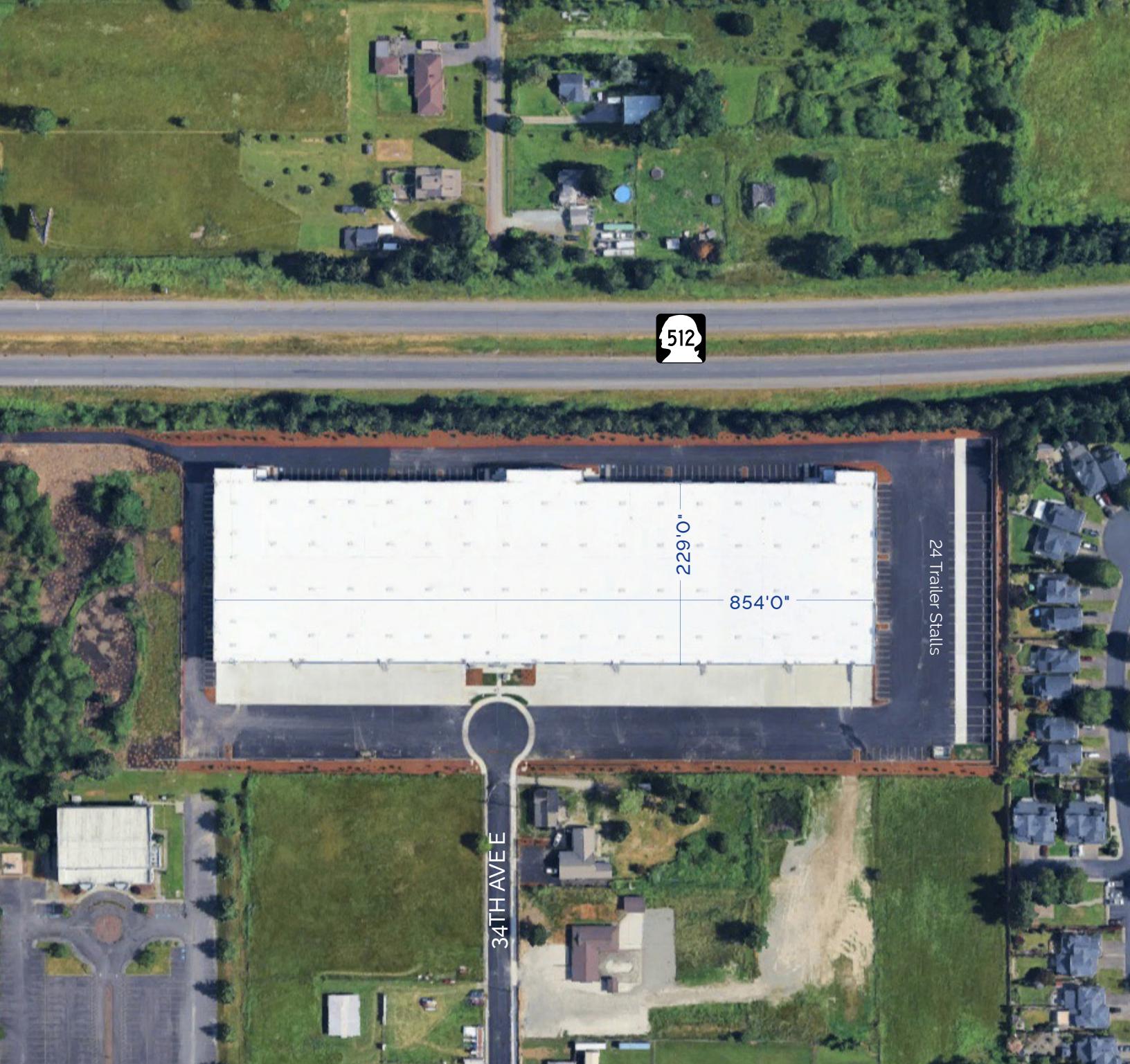
**BRIDGE POINT  
TACOMA 210**

10922 34TH AVE E | TACOMA, WA

# STRATEGIC. ACCESSIBLE. EFFICIENT.

Introducing one of the Puget Sound's newest Class A industrial facilities for lease in the South Tacoma submarket.





**13.82 AC**

SITE  
AREA



**205,390 SF**

BUILDING  
AREA



**130**

PARKING  
STALLS



**24**

TRAILER  
STALLS



**50**

DOCK  
POSITIONS



**52 X 52.4**

COLUMN  
SPACING



**36'**

CLEAR  
HEIGHT

# POTENTIAL BUILDING DIVISION

## SUITE 100

 48,106 SF  
TOTAL AREA

 BTS  
OFFICE AREA

 13 DOORS  
DOCK-HIGH

 1 DOOR  
GRADE-LEVEL

 36'  
CLEAR HEIGHT

 52'x52.4'  
COLUMN SPACING

## SUITE 110

 47,037 SF  
TOTAL AREA

 BTS  
OFFICE AREA

 8 DOORS  
DOCK-HIGH

 36'  
CLEAR HEIGHT

 52'x52.4'  
COLUMN SPACING

## SUITE 120

 47,477 SF  
TOTAL AREA

 BTS  
OFFICE AREA

 13 DOORS  
DOCK-HIGH

 36'  
CLEAR HEIGHT

 52'x52.4'  
COLUMN SPACING

## SUITE 130

 62,807 SF  
TOTAL AREA

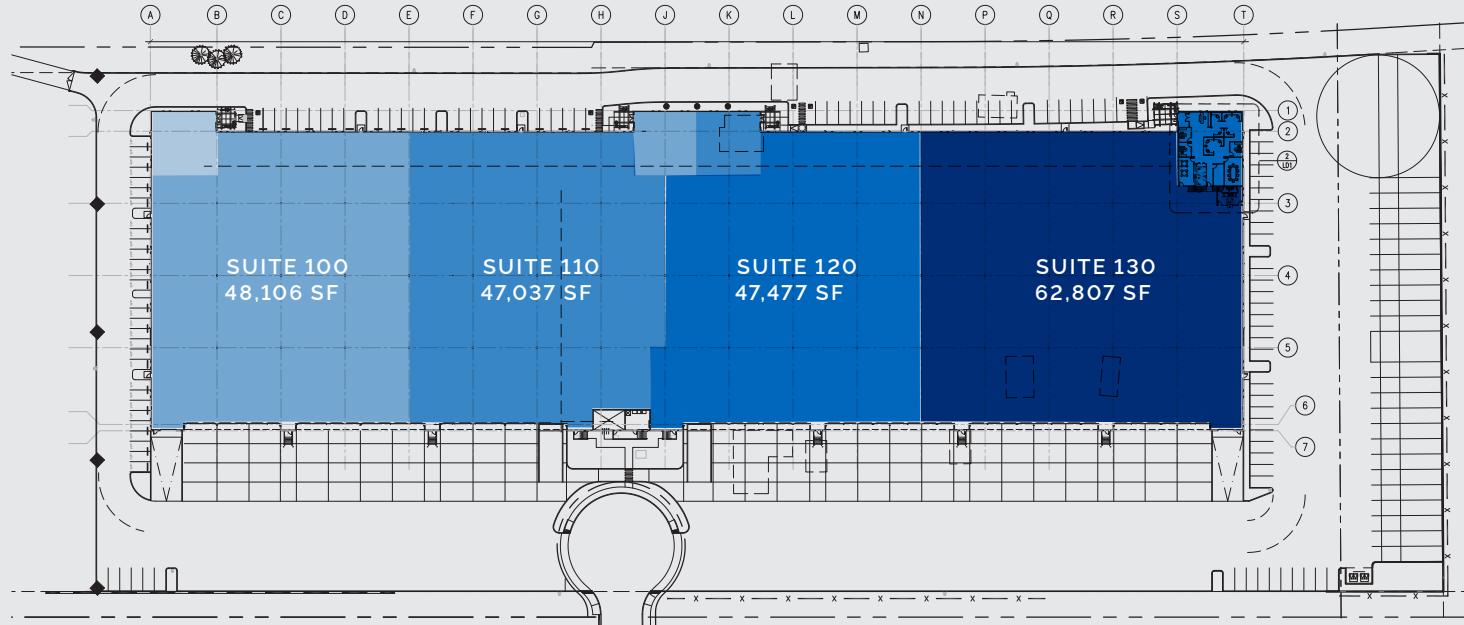
 3,315 SF  
OFFICE AREA

 16 DOORS  
DOCK-HIGH

 1 DOOR  
GRADE-LEVEL

 36'  
CLEAR HEIGHT

 52'x52.4'  
COLUMN SPACING

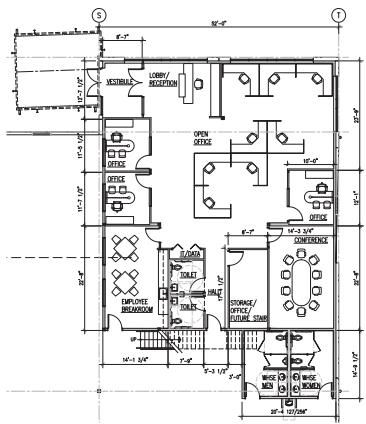


▼ DOCK HIGH DOOR

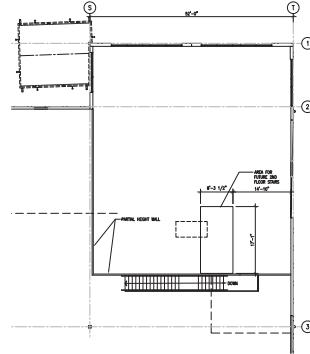
● GRADE LEVEL DOOR

# PROPERTY FEATURES

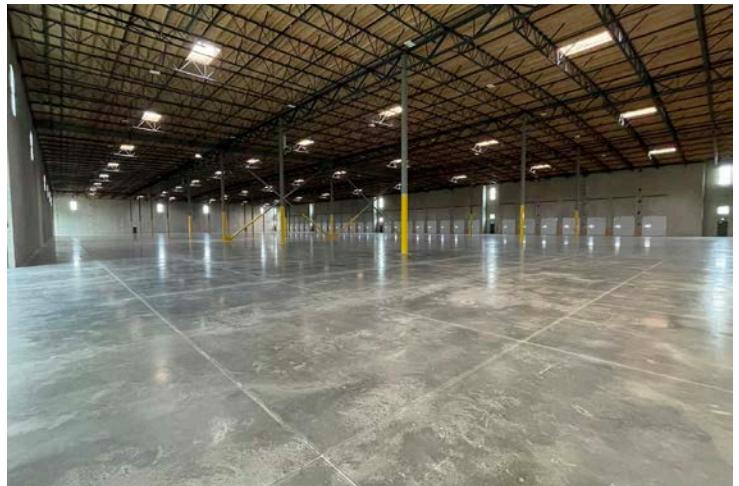
- 13.82 AC site area
- 205,390 SF building area
- 50 DH / 2 GL
- 36' clear height
- 52'0" x 52'4" column spacing
- LED lighting throughout
- ESFR sprinklers
- SR-512 exposure
- 7" reinforced slab
- 130' truck court
- Zoned ECOR
- Divisible to ±50,000 SF
- 3,315 SF office, expandable
- 2,966 SF mezzanine
- 130 parking stalls
- 24 trailer stalls

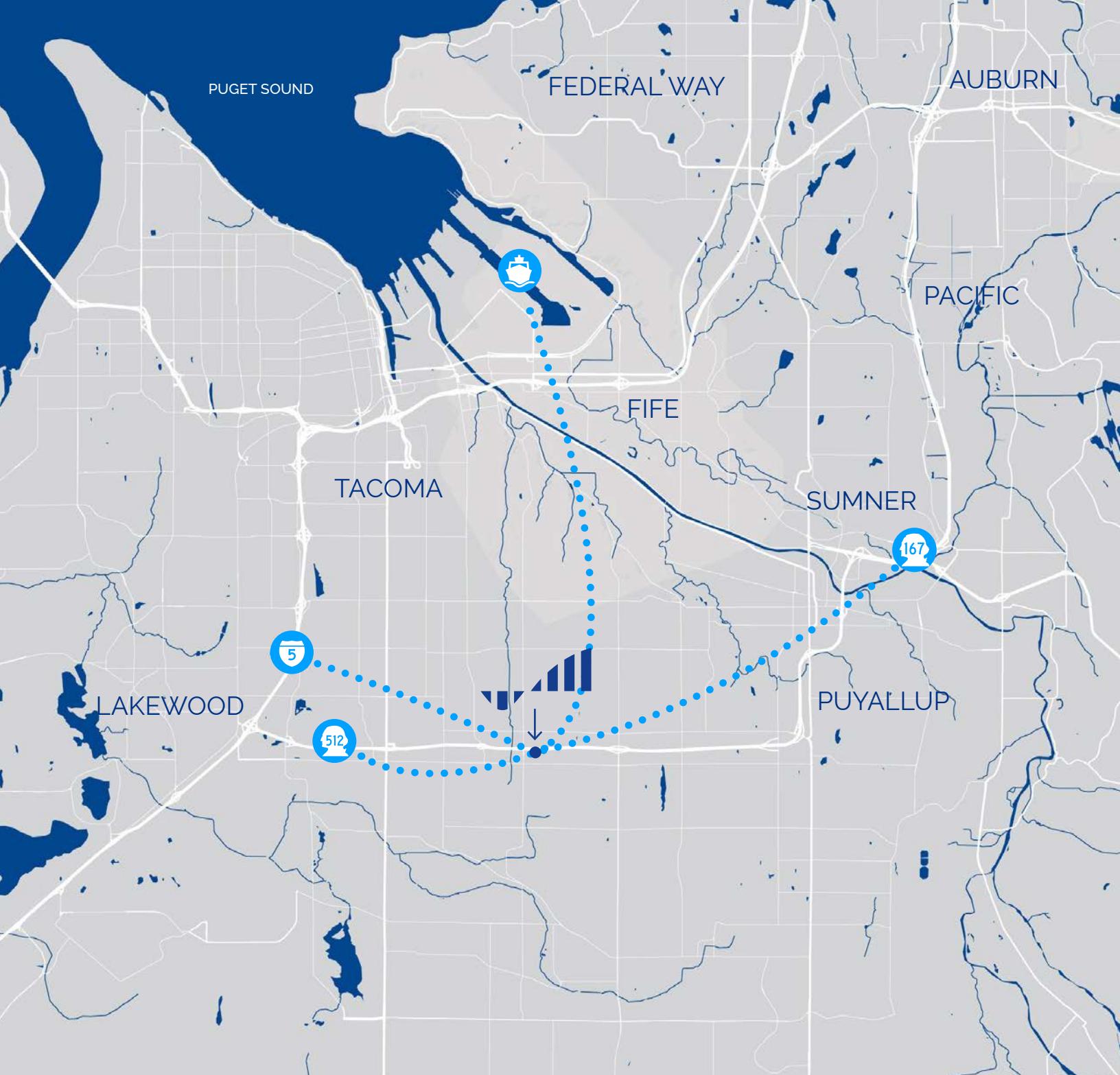


# OFFICE



## MEZZANINE





TO PORT OF TACOMA

9 miles

TO I-5

5 miles

TO SR-167

8 miles

TO SR-512A

1 mile

#### PIERCE COUNTY ECONOMIC DEVELOPMENT INCENTIVES

WA State Department of Revenue Warehouse Sales Tax Exemption - 50% exemption from state's 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.



CHICAGO • LA • MIAMI • NJ • NY • PHILADELPHIA • SF • SEATTLE  
AMSTERDAM • LONDON • PARIS



Bridge Industrial, a privately-owned, vertically-integrated real estate operating company and investment manager transforms complex real estate opportunities into irreplaceable industrial assets.

Bridge Industrial acquires and develops sites where it can leverage its expertise in complex transactions, skilled site development, creative property solutions, and successful leasing. The firm seeks opportunities to acquire and develop Class A logistics real estate, in the supply-constrained core markets of Chicago, Miami, New Jersey, New York, Los Angeles, San Francisco, Seattle, UK, and Europe. Since its inception in 2000, Bridge has successfully acquired and developed close to 74 million square feet of logistics facilities.

73M+ SF *ACQUIRED & DEVELOPED SINCE 2000*

#### OUR COMMITMENT TO SUSTAINABILITY

As stewards of sustainability, resilience, and regeneration, our vision is to deliver exceptional value for our investors, employees, tenants, and communities through superior ESG performance.



#### Jack Friedman

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#### TERMS

Available on a new lease direct from the landlord.

#### FURTHER INFORMATION

For further information please contact the below agents:



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