

Targeted Industrial Opportunities, City of Lakewood, Washington

Site Location Checklist

Operating Costs • Operating Conditions • Quality of Life

| | LAKWOOD INDUSTRIAL PARK (LEASING) | 512 BUSINESS PARK (LEASING) | WOODBROOK INDUSTRIAL / BUSINESS PARK (DEVELOPMENT OPPORTUNITY) |
|---|---|--|---|
| Location / Description | <p>4927 95th St SW Lakewood, WA 98499</p> <p>26 buildings with over 2 million sq. ft. of distribution, warehouse, and manufacturing facilities.</p> <p>New buildings – 136,000 sq. ft. and 208,000 sq. ft. – under construction.</p> <p>Flexible warehouse space from 5,000 – 208,000 sq. ft.</p> <p>Excellent truck maneuverability within the park.</p> | <p>10111 S. Tacoma Way Lakewood, WA 98499</p> <p>Lakewood 512 Business Park offers more than 135,000 square feet of office and warehouse space. Suites range from 1,988 to 12,256 square feet and loading doors are on-grade.</p> <p>Located at I-5 / SR512 with highway visibility.</p> | <p>Located east of Interstate 5 at Exit #123 (Thorne Lane) with possible I-5 visibility. Shared boundaries with Joint Base Lewis McChord (JBLM) military installation.</p> <p>117+ acres of vacant land and residential properties identified as a redevelopment opportunity.</p> <p>See Woodbrook Business Park Development Report, City of Lakewood, 2009</p> |
| Transportation Convenient access to I-5 / SR512 Rail Port of Tacoma Port of Olympia Seattle – Tacoma Airport | <p>I-5 Exits #124, #125/126, #127</p> <p>BNSF 11 miles 23 miles 31 miles</p> | <p>I-5 Exit #127 / SR512 Interchange</p> <p>10 miles 24 miles 30 miles</p> | <p>I-5 Exit #123</p> <p>14 miles 20 miles 34 miles</p> |
| Foreign Trade Zone (FTZ) Administered by Port of Tacoma http://portoftacoma.com/real-estate/ftz86 | <p>FTZ #86 Magnet Site</p> | | |
| EB5 Regional Center https://www.cityoflakewood.us/government/departments/economic-development/business-financial-assistance/foreign-investment-regional-center-eb5 | ✓ | ✓ | ✓ |
| Zoning, Environmental Review, & Entitlements https://www.cityoflakewood.us/government/departments/planning/current-planning | ✓ | ✓ | See Woodbrook Business Park Development Report, City of Lakewood, 2009 (Zoning: Industrial Business Park – IBP) |
| Websites | http://www.officespace.com/building/63099-4425-100th-St-SW-Lakewood-WA-98499 | http://www.psbusinessparks.com/properties/pdf/propfl08169.pdf | https://www.cityoflakewood.us/documents/economic_development/presentations/presentations/woodbrook_business_park_dev_report_7-09.pdf |

For more information contact: Becky Newton, Economic Development Manager, City of Lakewood, 6000 Main Street, Lakewood, WA 98499
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Site Location Checklist - Common Attributes

Operating Costs • Operating Conditions • Quality of Life

Utilities & Services

Power

Natural Gas

Water

Sewer

Refuse

Telecommunications

Fire District

Police Services

Lakeview Power & Light / PSE

PSE

Lakewood Water District

Pierce Co. Sewer

Lakewood Refuse

CenturyLink, Comcast, Click!

West Pierce Fire & Rescue

City of Lakewood Police

Workforce

<https://www.cityoflakewood.us/government/departments/economic-development/workforce>

In addition to a highly trained local workforce, Joint Base Lewis McChord provides a unique source of employees. Many highly trained and disciplined military personnel choose Pierce County as their last duty station so they can move into civilian life in the community and apply their technical skills in the private sector. Spouses of active military personnel also bring sought-after skills and abilities to the workforce.

Lakewood Demographics

| | |
|---------------------------------------|-------------|
| Population | 58,360** |
| Median Age | 37.2 years* |
| Median H/H Income | \$43,362* |
| Average H/H Income | \$60,497* |
| Average Family Income | \$77,749* |
| Average Income-Married Couples | \$94,398* |
| Total Housing Units | 27,023* |

* Census ACS 2013

** Office of Financial Management – OFM April 2014 Estimates

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