

**FOR SUBLEASE**



**3320 LINCOLN AVENUE | TACOMA, WA 98421**

# 3320 Lincoln Avenue

Tacoma, WA 98421

Pierce County | Port of Tacoma Submarket

**204,496 SF**

RBA

**36' Clear**

Ceiling Height

**52**

Dock Doors

**2**

Drive-In Doors

## OVERVIEW

Prologis Park Tacoma #5 is a 416,492 SF Class A industrial warehouse located in the Port of Tacoma, Washington, of which ±204,496 SF is available for sublease. With excellent access to Interstate 5 and Highway 167, the project features modern industrial design. Its large yard area and Port Maritime Industrial zoning make it ideal for distribution users with direct port access.

**SUBLEASE TERM** Through September 2029

**CONTACT** [realestate@unisco.com](mailto:realestate@unisco.com)

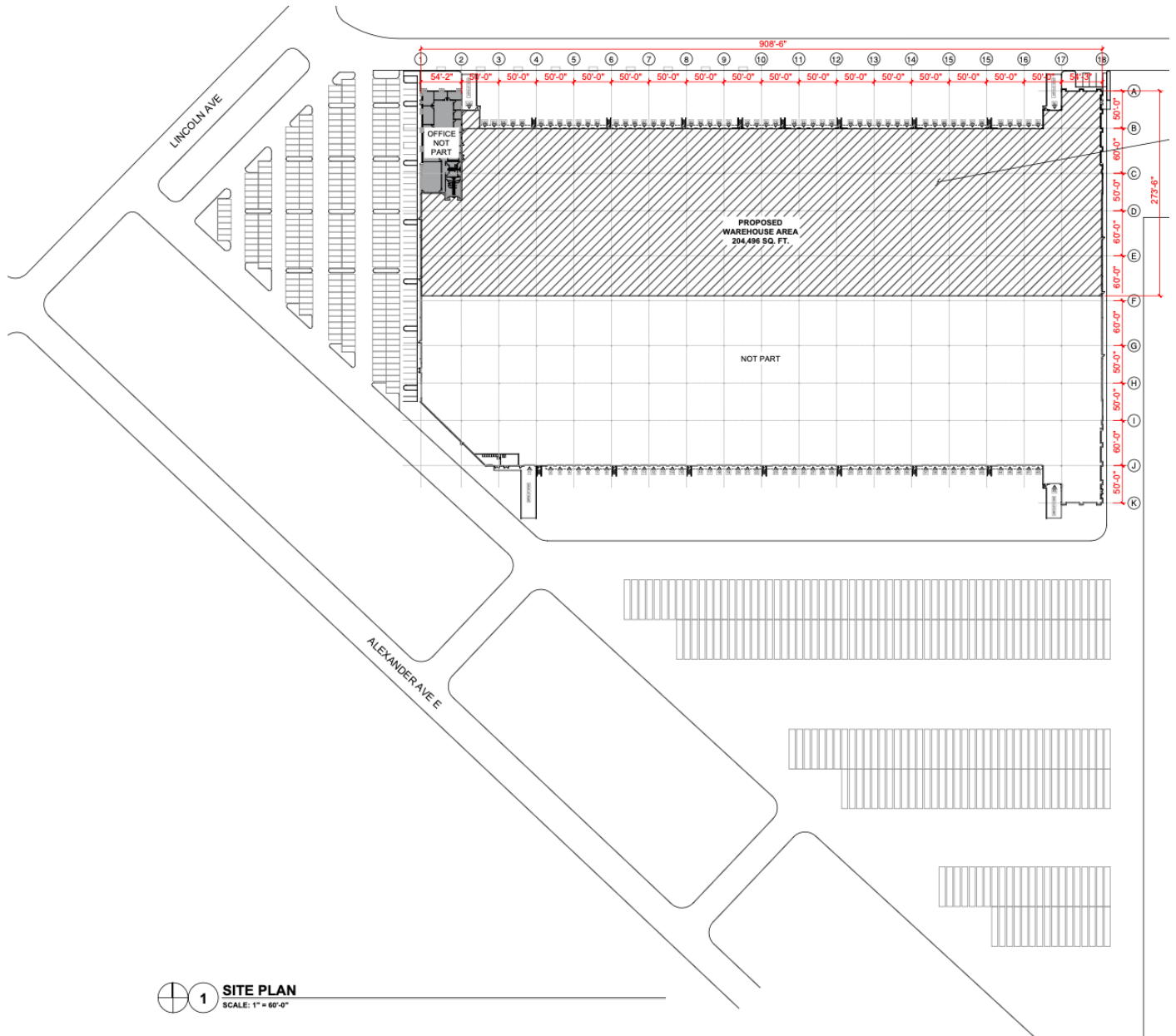
## BUILDING SPECS

RBA	204,496 SF
Configuration	Cross Dock
Construction	Concrete Tilt-Up
Column Spacing	55' x 50' (typical)
Dock Doors	52 total
Drive-In Doors	2
Auto Parking	~200 stalls
Ceiling Height	36' clear
Lighting	LED (15 fc at 36" AFF)
Electrical	4,000+ amps, 277/480V, 3-phase
Sprinkler	ESFR, 7" slab
Truck Court	130'-180' with 60' concrete pad
Zoning	Port Maritime Industrial (PMI)

## NOTABLE DISTANCES

<b>INTERSTATE</b>	
I-5	1 mi
SR-167	2 mi
I-705	3 mi
<b>SHIPPING HUBS</b>	
FedEx	5 mi
UPS	8 mi
<b>INTERMODAL</b>	
BNSF/UP Tacoma	2 mi
<b>AIRPORT</b>	
Seattle-Tacoma Intl	25 mi
<b>PORT</b>	
Port of Tacoma	Adjacent

## SITE PLAN



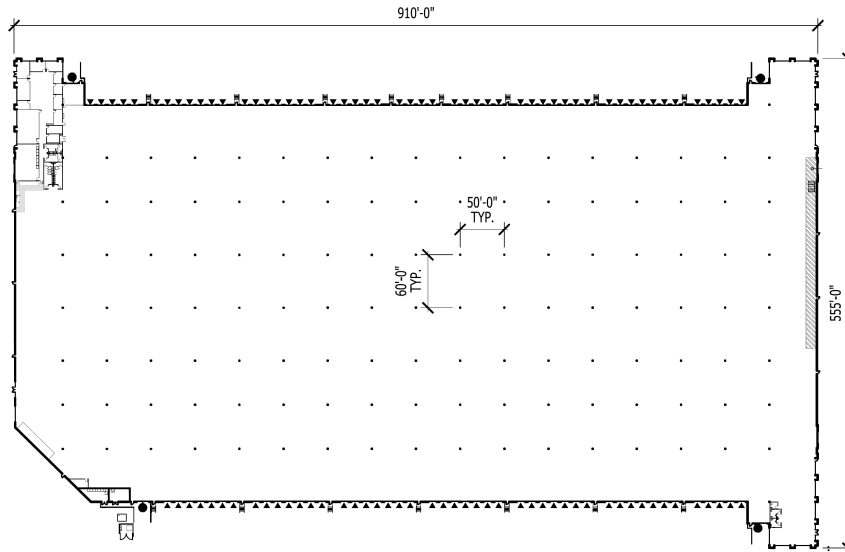
1 SITE PLAN  
SCALE: 1" = 60'-0"

# FLOOR PLAN | 204,496 SF AVAILABLE



## PARK TACOMA 6

BUILDING B  
3320 LINCOLN AVENUE  
TACOMA, WA 98421



### LEGEND:

- DRIVE-IN DOOR
- ▲ DOCK POSITION

### AREAS:

OVERALL: 416,492 SF  
WAREHOUSE: 408,735 SF  
OFFICE: 7,757 SF

## WAREHOUSE AND OFFICE

NTS

04/22/2021

## KEY FEATURES

- **52 Total Dock Doors**  
Cross-dock configuration with 2 drive-in doors
- **Port Maritime Industrial Zoning**  
Container and outdoor storage permitted
- **248,370 SF Parking Yard**  
5.7 acres of extensive staging and storage capacity
- **Direct Port of Tacoma Access**  
Adjacent to port terminals and heavy haul corridor

## CONTACT

[realestate@unisco.com](mailto:realestate@unisco.com)