

FOR SUBLEASE

WA REA
Washington Real Estate Advisors



HAWKS PRAIRIE LOGISTICS CENTER - BUILDING 2

7816 HAWKS PRAIRIE ROAD
LACEY, WASHINGTON

AVAILABLE SPACE	Up to ±274,040 SF (Can be adjusted by ±25,000 SF increments)
OFFICE	Restrooms existing
CLEAR HEIGHT	± 36' with ESFR sprinklers
COLUMN SPACING	± 52' x 50' Typical
TRUCK COURT	± 135'
LOADING DOORS	62 Dock-high doors 2 Drive-in doors
PARKING	60 trailer stalls ± 122 car stalls
ASKING RATE	\$0.59/SF/Mo., NNN

- Immediate access to I-5 via newly improved interchange
- 30 minutes to the Port of Tacoma
- Close proximity to employee amenities
- Abundant, strong labor force



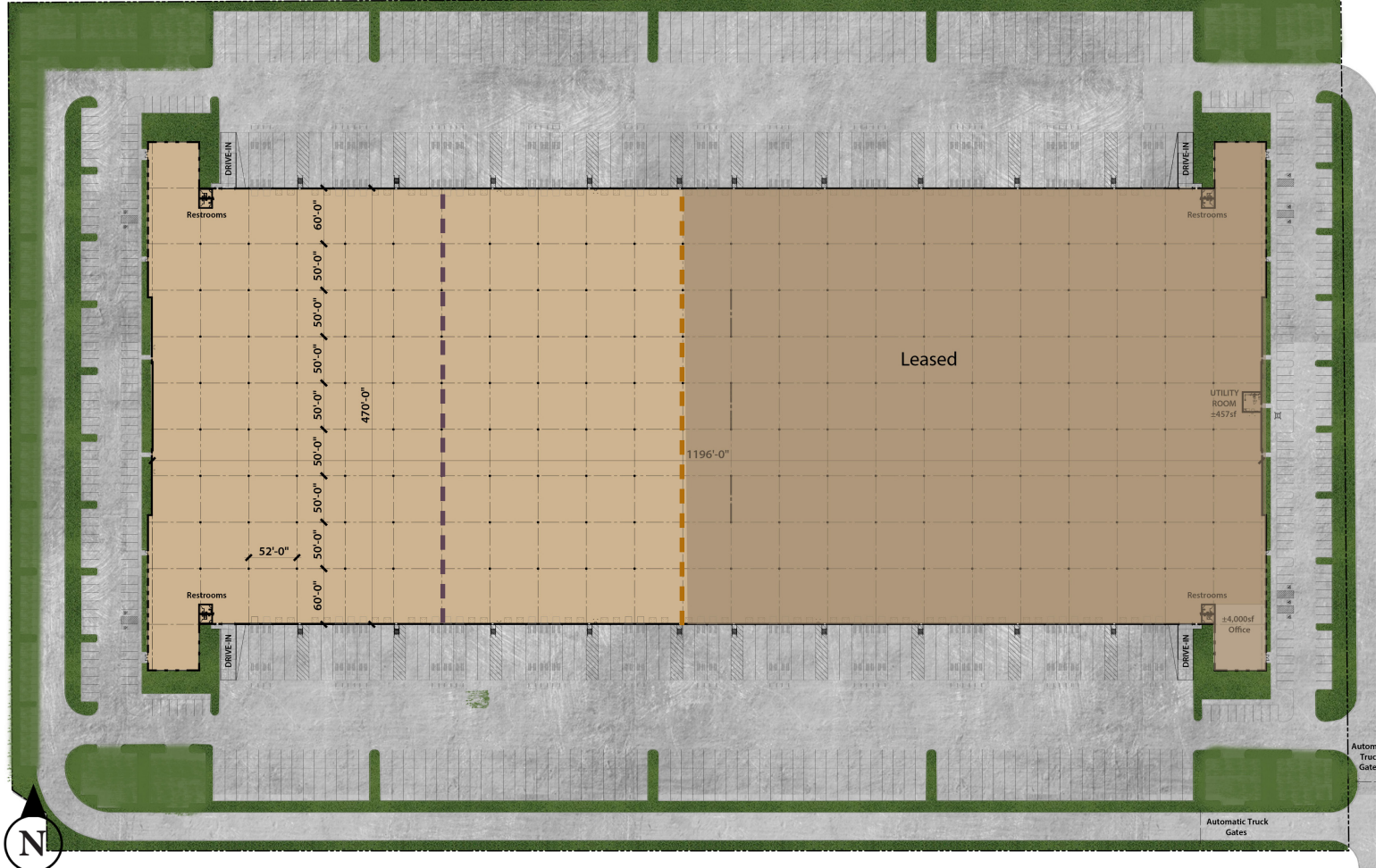
Exclusively Represented By:

WA REA
Washington Real Estate Advisors

All information in this document including, without limitation, all descriptions, dimensions, and references to condition, use and occupation and other details relating to the advertised property ("Information") has been obtained from various sources that Washington Real Estate Advisors, LLC ("WA-REA") believes to be reliable. However, such Information is provided "as is", with no guarantee of completeness or accuracy, and without warranty of any kind, express or implied, including, without limitation, any warranties of performance, merchantability and fitness for a particular purpose. Potential purchasers or tenants are not entitled to rely on any of the Information and should satisfy themselves by appropriate inspections, surveys, searches, inquiries or otherwise with regard to the accuracy of such Information. In no event will WA-REA, or its owners, agents or employees be liable to you or anyone else for any decision made or action taken in reliance on the Information or for any consequential, special or similar damages, even if advised of the possibility of such damages. This document is for informational purposes only and is not an offer to sell or lease.

FOR SUBLEASE

HAWKS PRAIRIE LOGISTICS CENTER - BUILDING 2



Potential Demising Options

----- ±274,040 SF

----- ±151,280 SF

**Demising options can be adjusted in
±25,000 SF increments.

DOCK EQUIPMENT

All doors equipped with 45,000lb mechanical pit levelers with toe guards, night locks, dock seals, and bumpers.

LIGHTING

LED with 30-foot candles at 30" AFF

RACKING

Racking and radio shuttle can be made available for lease. Equipment list available upon request.



Wilma Warshak, SIOR

wilma.warshak@wa-rea.com

P 206.838.5492

C 206.409.1432

Alana Garrett

alana.garrett@wa-rea.com

P 206.838.5492

C 858.722.5627

All information in this document including, without limitation, all descriptions, dimensions, and references to condition, use and occupation and other details relating to the advertised property ("Information") has been obtained from various sources that Washington Real Estate Advisors, LLC ("WA-REA") believes to be reliable. However, such Information is provided "as is", with no guarantee of completeness or accuracy, and without warranty of any kind, express or implied, including, without limitation, any warranties of performance, merchantability and fitness for a particular purpose. Potential purchasers or tenants are not entitled to rely on any of the Information and should satisfy themselves by appropriate inspections, surveys, searches, inquiries or otherwise with regard to the accuracy of such Information. In no event will WA-REA, or its owners, agents or employees be liable to you or anyone else for any decision made or action taken in reliance on the Information or for any consequential, special or similar damages, even if advised of the possibility of such damages. This document is for informational purposes only and is not an offer to sell or lease.