

CANYON ROAD COMMERCE CENTER

5103 & 5223 136th St E | Frederickson, WA

CanyonRoadCommerceCenter.com

5103

TWO BUILDINGS FOR LEASE
±112,957 SF | ±161,733 SF
±274,690 SF TOTAL

NEWMARK

Trammell Crow Company

CBRE Investment
Management

PROPERTY HIGHLIGHTS



Demising Options Available Down to 40,000 SF



Signalized Intersection at Canyon Road East & 136th East



Each Building Can Be Fully Secured



10 Dock Levelers Installed in Both Buildings



30 FC LED Installed in Both Buildings



Zoning: Employment Corridor (ECOR)

275K SF Combined Area



WEST BUILDING



CLICK TO VIEW
VIRTUAL TOUR

Total SF	112,957 SF
Spec Office SF	4,895 SF Available Now
Clear Height	32'
Loading Dock & Grade	21 Dock, 2 Grade
Sprinklers	ESFR
Column Spacing	50' x 52'
Speed Bay	60'
Truck Court	130'
Power	1,600 Amps 480/277 Volt
Auto Parking	65

EAST BUILDING

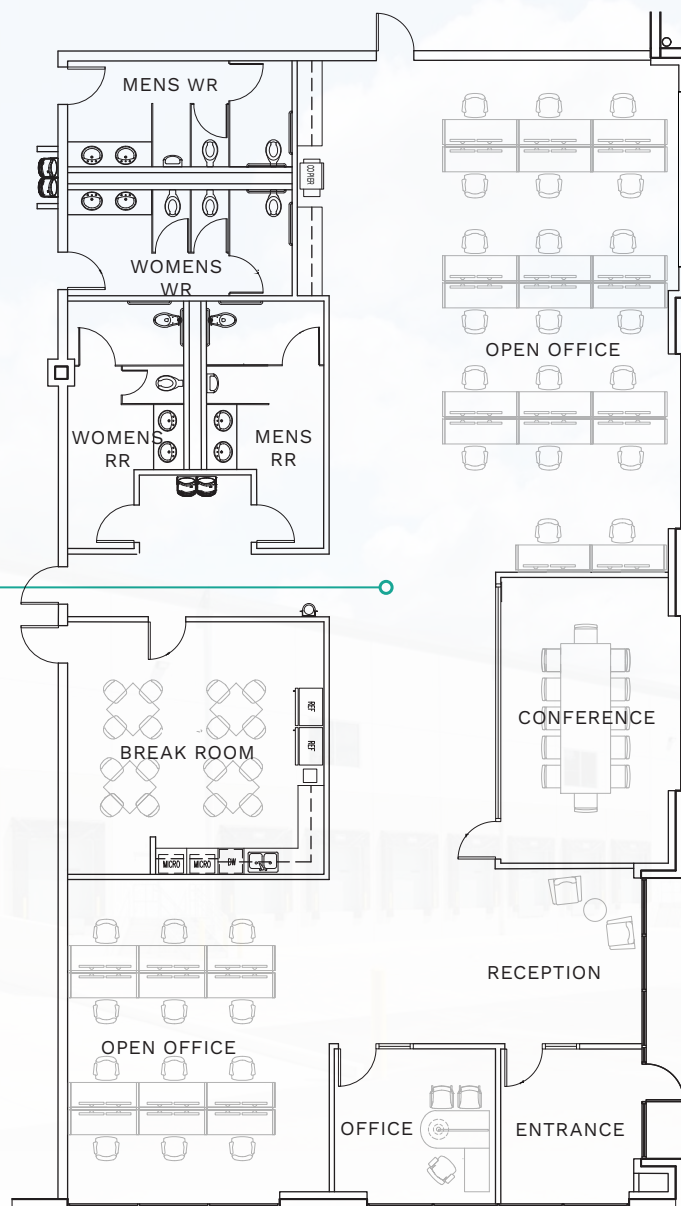


CLICK TO VIEW
VIRTUAL TOUR

Total SF	161,733 SF
Spec Office SF	4,610 SF Available Now
Clear Height	36'
Loading Dock & Grade	21 Dock, 2 Grade
Sprinklers	ESFR
Column Spacing	50' x 52'
Speed Bay	60'
Truck Court	130'
Power	2,000 Amps 480/277 Volt
Auto Parking	93



CLICK TO VIEW
VIRTUAL TOUR



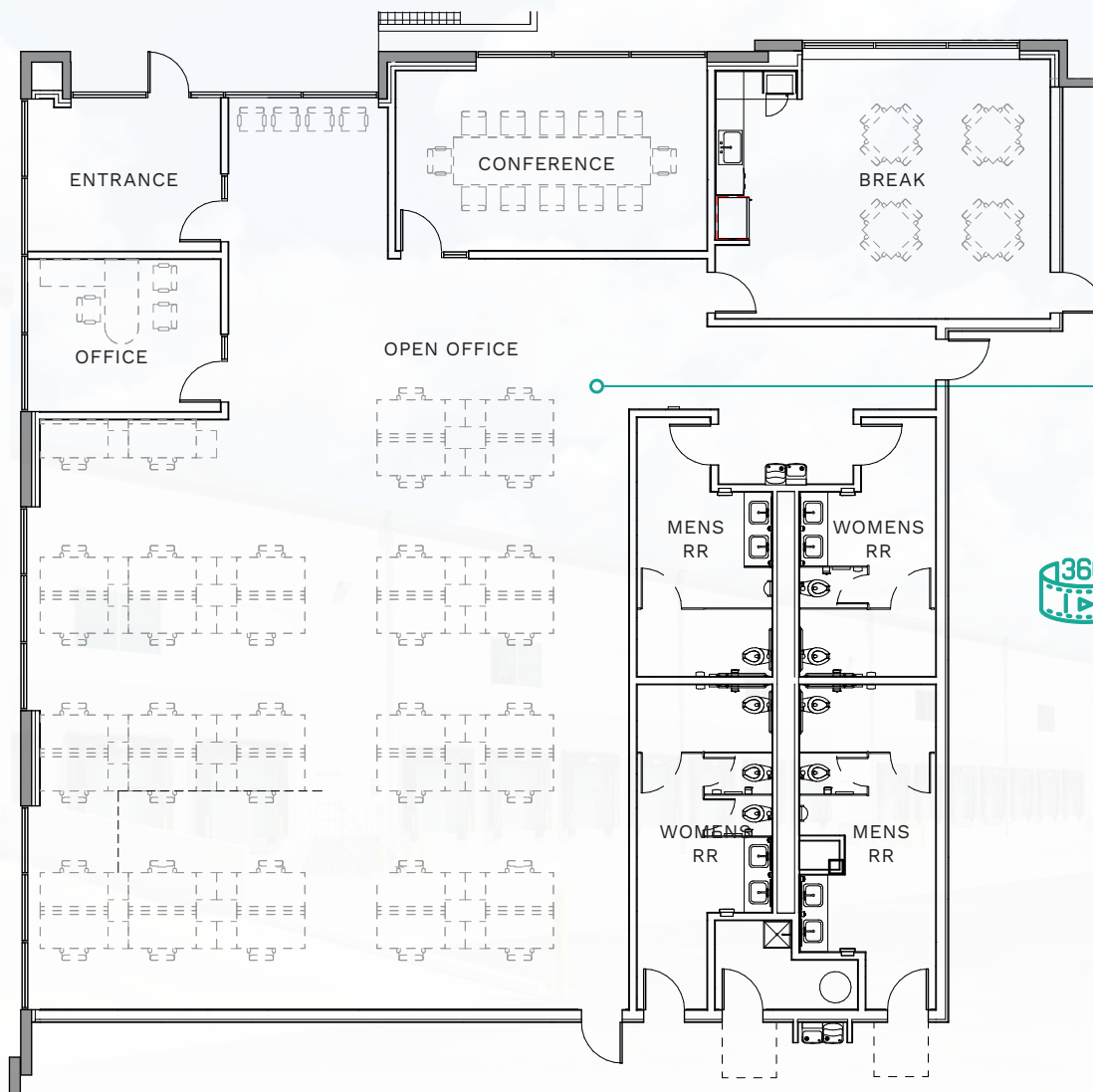
SPEC OFFICE PLAN





112,957 SF

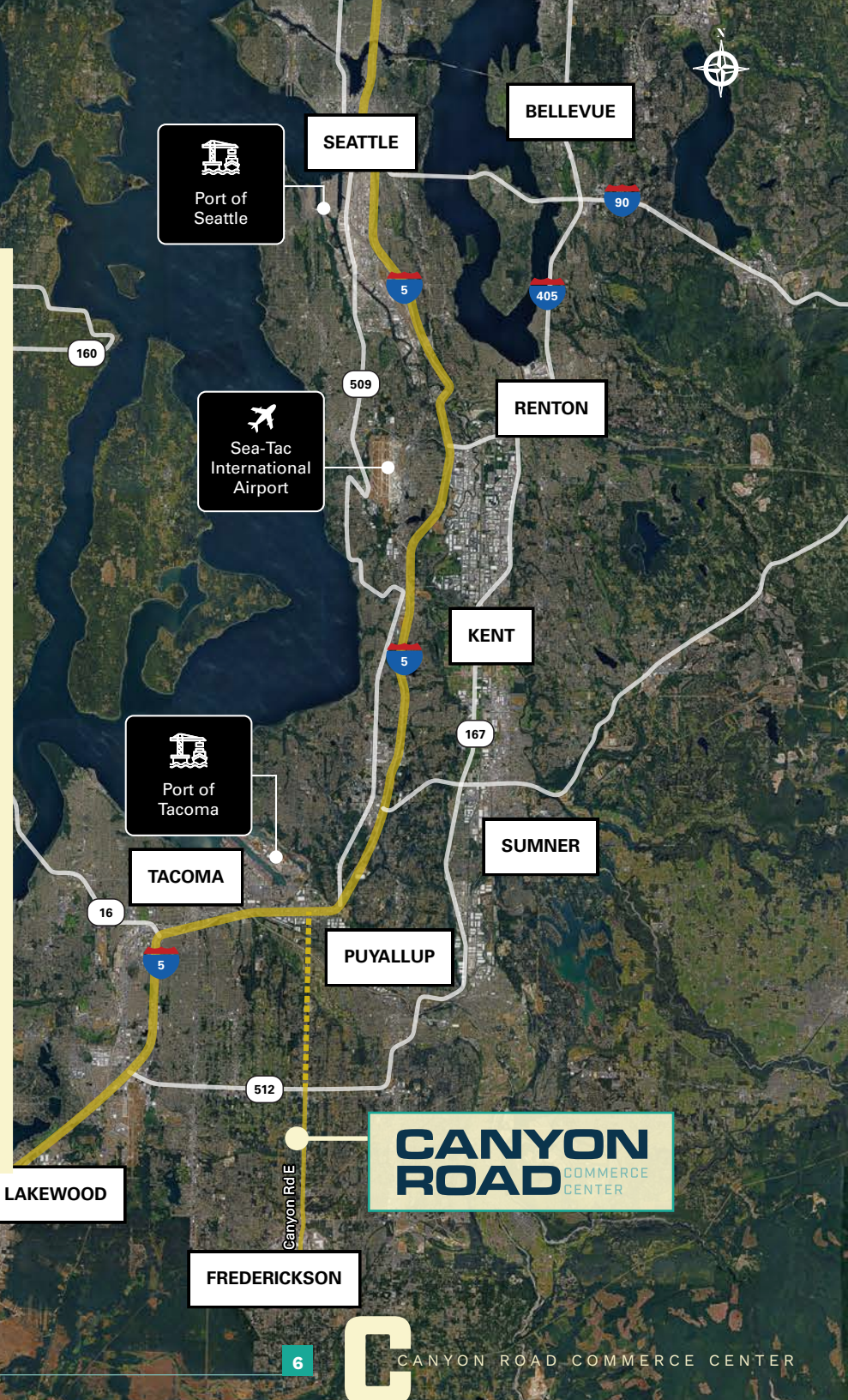
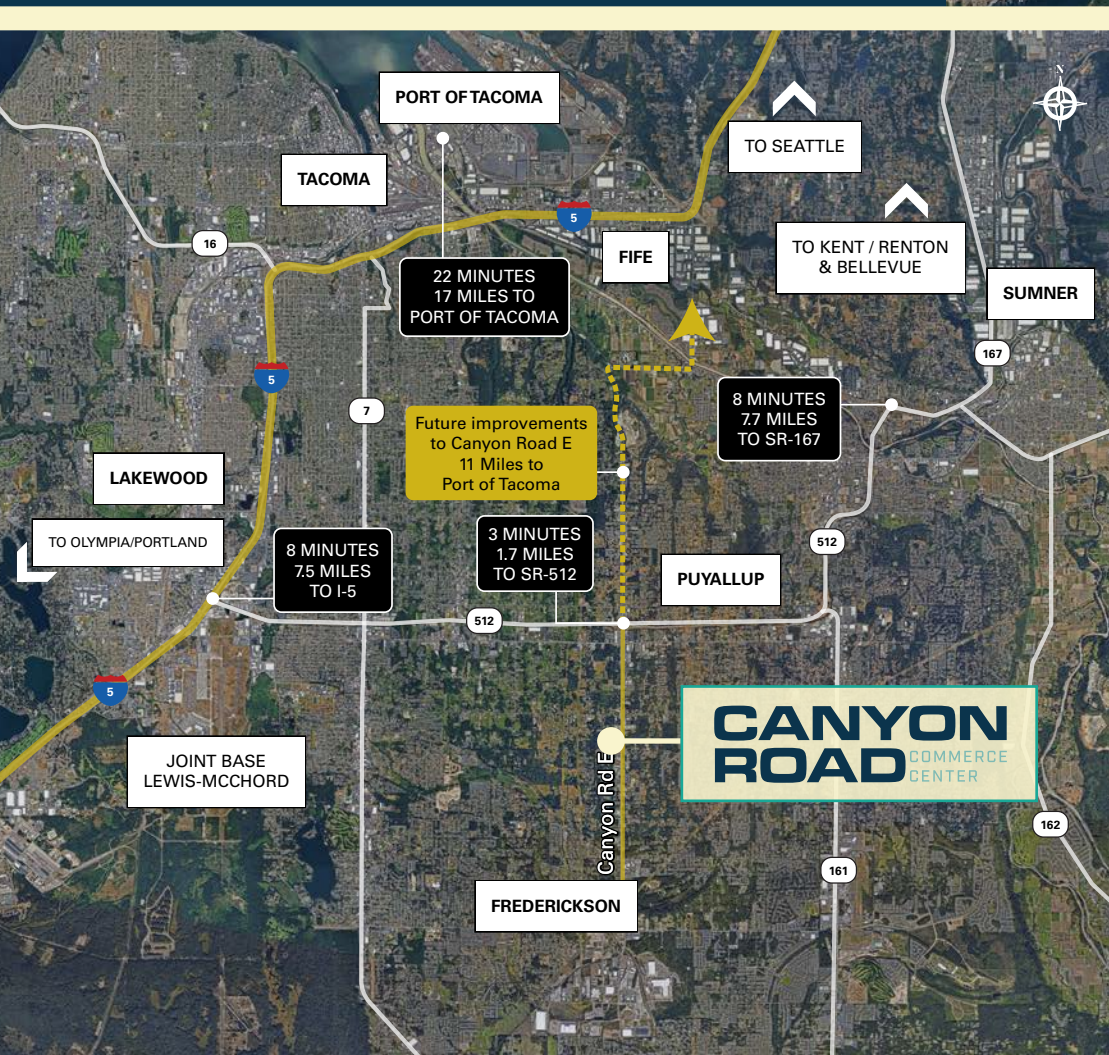
WEST BUILDING
5103 136TH ST E



**CLICK TO VIEW
VIRTUAL TOUR**

SPEC OFFICE PLAN







**DISTANCE TO
FROM FREDERICKSON, WA**



HWY 512

2 Miles

I-5

8 Miles

HWY 167

8 Miles



PORT OF TACOMA

17 Miles



SEA-TAC INTERNATIONAL AIRPORT

37 Miles



PORT OF SEATTLE

44 Miles



SEATTLE

45 Miles



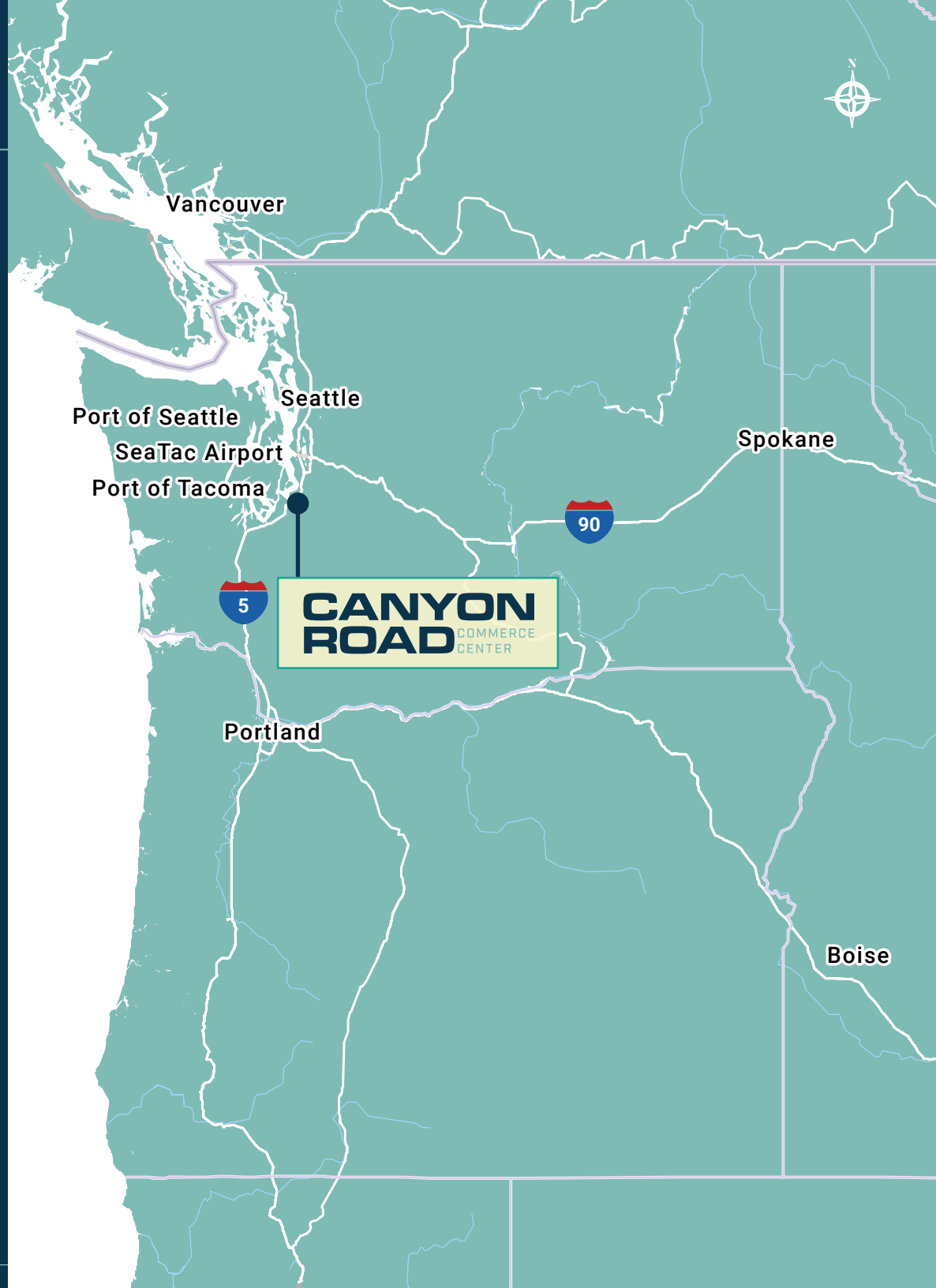
PORTLAND, OR

141 Miles



BOISE, ID

511 Miles

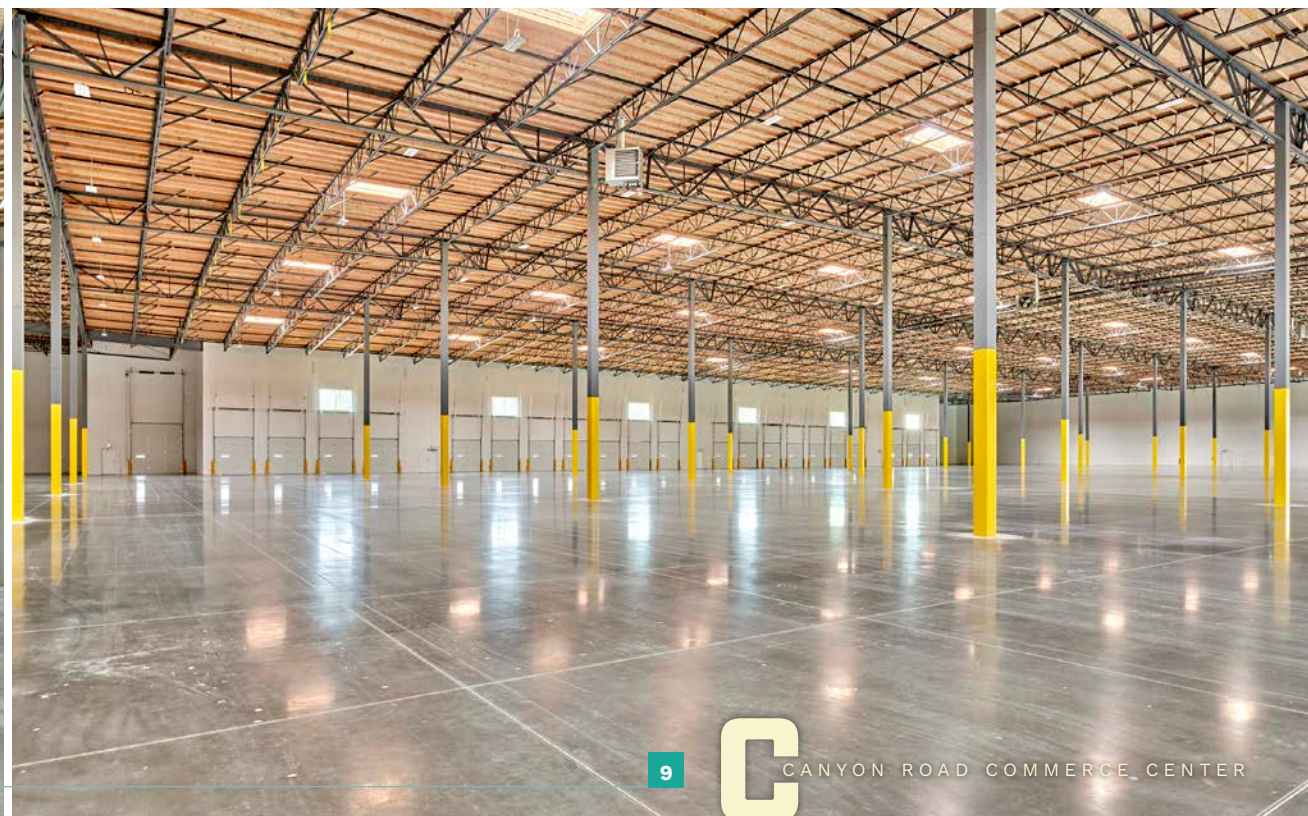




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