

SUMNER WEST LOGISTICS CENTER

3101 W Valley Hwy E Sumner, WA 98390

264,344 Square feet
100% Leased
Class A Distribution facility





THE OFFERING

JLL Industrial Capital Markets, as exclusive advisor, is pleased to present the opportunity to acquire the fee-simple interest in Sumner West Logistics Center (the 'Property') – an institutional quality, Class A industrial project totaling 264,344 square feet on 13.47 acres in Sumner, an extension to the greater Kent Valley submarket, one of the most desirable core industrial submarkets in Seattle.

Situated along SR 167, Sumner West Logistics Center boasts unparalleled access to the greater Seattle metro and the following key transportation nodes: Seattle International Airport (SEA); I-5 and SR-167; and both the Port of Seattle and Port of Tacoma.

Sumner West Logistics Center is 100% leased to Crane Worldwide Logistics through July of 2030 with a weighted average lease term of 5.3* years remaining. Built in 2008, the Property features 30' clear height, ESFR sprinklers, a secured fenced-in site, 175' maximum truck courts, 19 dock levelers, 38 total dock high doors, and 2 grade level doors.

Sumner West Logistics Center is an exceptional opportunity for investors to acquire a Property in the Puget Sound with stable in-place cash flow from a high-profile logistics tenant, modern features and upgrades that exceed submarket standards, and strong historical occupancy of corporate tenants.

*As of 5/1/2025



PROPERTY SUMMARY

Location

Property address	3101 West Valley Hwy E Sumner, WA 98390
Submarket	Puyallup / Sumner
Occupancy	100%

Building size

Rentable SF	264,344
Land (acres)	13.47
Warehouse office SF	2,250
First floor office SF	17,500
Second floor office SF	17,500
Total office SF	37,250
% Office of total building	14%
Tenant	Crane Worldwide Logistics
WALT	5.3 years
Site coverage	45%
Site	Secured

Building features

Year built	2008
Clear height	30'
Doors DH GL	38 2
Trailer stalls	Up to 22 stalls
Levelers	19 edge of dock

264,344
Square feet

13.47
Acres

100%
Leased

2008
Year built

*As of 5/1/2025

INVESTMENT SUMMARY



RARE CRITICAL MASS OPPORTUNITY

The Sumner submarket continues to experience growth in rental rates due to a lack of developable land which has fueled unprecedented demand for infill warehouse facilities. The Property presents a unique infill opportunity in Seattle, WA, totaling 264,344 rentable square feet situated on 13.47 acres and with must have features for corporate occupiers. There has only been one single tenant net lease trade of scale in the past 24 months, which involved a ground lease in an inferior location to Sumner.



LIMITED COMPETING SUPPLY

The Puget Sound only has 2.2% of the total market square footage under construction. The infill market has a lack of developable land and struggles to keep pace with demand, positioning Sumner West Logistics Center as a superior option amongst the existing supply.



2.2%
Of Puget Sound's market under construction



STEADY IN-PLACE CASH FLOW

The Property offers investors in-place cash flow giving the leasing market time to stabilize and absorb some of the sublease space on the market. With over five years* of remaining lease term, Sumner West Logistics Center is a risk off investment in one of the nation's best performing industrial markets.

Puget Sound



Source: JLL Research

*As of 5/1/2025



COMMITTED TENANCY

Crane Worldwide Logistics signed one of the largest leases in 2024 in the Seattle Market. The Property's historical and recent leasing success speaks to the quality of the project and its location. Crane Worldwide Logistics has one outstanding 5-year extension option, emphasizing the tenant's desire to remain at Sumner West Logistics Center.



PROVEN TRACK RECORD OF HIGH OCCUPANCY

Sumner West Logistics Center's strong historical occupancy of 89% since the project was delivered in 2008, solidifies the location as a premier destination for corporate tenants. Demonstrating market resilience, the Property secured one of the market's largest leases in 2024. Additionally, with minimal downtime between tenancies, the Property's absorption rate underscores its enduring appeal and market positioning.



SEATTLE MARKET HIGHLIGHTS

Puget Sound



SEATTLE'S RESILIENT ABSORPTION

Over the past two years, Seattle's leasing market has shown signs of softening. However, the astounding 7.9 million square feet of net absorption since 2022 underscores the tenant demand in the Puget Sound region. Sumner West Logistics Center contributed to 2024's positive absorption, securing the 8th largest lease in the Puget Sound, the 5th largest in the greater Kent Valley, and the largest in Sumner. This strong demand has resulted in low vacancy rates relative to the West Coast and stable rents across the region, driven by the area's strategic location as a major West Coast port and the limited developable infill land opportunities.

Source: JLL Research



RECORD BREAKING RENTAL RATES

Out of the top 25 largest industrial markets in the country, Seattle became the 4th market to cross the \$1.00 PSF/month mark for the first time in Q3 2024. This trend has continued as the total average asking rent was \$1.07 in Q4 2024.

With an 8.5% increase in 5-year annual average asking rents, the Puget Sound has remained a top-five West Coast market by rent growth when compared to the national average of \$0.87 PSF/month as well as the 5.8% national average in 5-year annual asking rents.



116K SF

Average tenant
size requirement

168

Active tenant
requirements

19.2M SF

Of active
tenant requirements

\$1.07

Market wide
average asking rents
(\$/SF NNN) Q4 2024



HIGHLY SOUGHT-AFTER SUBMARKET

Located in the Puyallup / Sumner submarket, the Property is only 11 miles from the Port of Tacoma, and less than seven miles from the I-5 freeway, a primary shipping arterial connecting some of the busiest ports to the largest metropolitan areas on the West Coast including the Bay Area, San Diego, Los Angeles, Portland, and Seattle.

LOCATION HIGHLIGHTS



STRATEGIC LOCATION WITH HIGH PROFILE CORPORATE NEIGHBORS

Located near the Port of Tacoma and surrounded by high profile tenancy, Sumner West Logistics Center is strategically positioned in a high-demand location.

Brand new construction in the submarket will continue to command premium rents as the submarket anticipates to deliver four new projects in Sumner in 2025 with no supply planned to deliver in 2026 and 2027.

Sumner continues to capture leasing demand and drive rental rates upward, with the total average asking rates up 7% YoY.

Crane Worldwide Logistics was one of the largest leases signed in the submarket this year, along with Boeing, Amazon, and East Bay Logistics, indicating both the quality of the Property, but also the importance of the location from a logistics perspective.

Port of Tacoma



Source: JLL Research

- Located on W Valley Hwy E, connecting to SR 167 for immediate highway access
- Easy access to the I-5 freeway, a primary shipping arterial between California and Washington.
- Only 11 miles from the Port of Tacoma
- 19.1 miles from Renton Municipal Airport (KRNT)
- Less than 20 miles from Seattle-Tacoma International Airport (SeaTac)
- 25.4 miles from King County International Airport (KCA) or Boeing Field.
- Just over 32 miles from the Port of Seattle Terminal 5, 18, 30, and 46 (all operated by the Port of Seattle)



PROPERTY OVERVIEW

Sumner West Logistics Center boasts premier access to SR-167 and I-5, offering seamless connection points to key logistical arteries across the entire Pacific Northwest Region.

Location

Property address	3101 West Valley Hwy E
City, State	Sumner, WA
Product type	Distribution / Warehouse
Occupancy	100%

Building size

Rentable square feet	264,344
Land (acres)	13.47
Building FAR	0.45
Warehouse office (SF)	2,250
First floor office (SF)	17,500
Second floor office (SF)	17,500
Total office	37,250
% Office of total building	14%

Building features

Year built	2008
Clear height	30'
Truck court depths	175' maximum
Doors DH GL	38 2
Dock levelers	19
Column spacing	50' x 50'
Parking (auto)	256 (0.97/1,000)
Trailer stalls	Up to 22 stalls

Construction overview

Construction	Concrete tilt-up
Flooring	6" Concrete slab
Sprinklers	ESFR
Roof	2008
Lighting	LED
Power	3,000 amp 480 volt 3-Phase 4-wire



SITE PLAN

Lot Size

13.47 acres*

KEY

- ▼ Grade Level Door
- ▼ Dock High Door

Office Breakdown	
Warehouse Office	
Area 1	2,250
Area 2	17,500
Second Story Office	
Second Story Office Area 2	17,500
Total Office	37,250
Building Footprint	264,344



Parcel 4084

Parcel 4086

SUMNER WEST LOGISTICS CENTER

38 DH | 2 GL



264,344 SF | 30'
Exp. 7/31/2030

Warehouse
Office Area 1

Storage

Dock Loading

Warehouse
Office Area 2

Second story
Office Area 2

Storm Facility

West Valley Highway

32nd Street

*The lot includes parcel 4084, at 12.22 acres, and parcel 4086, at 1.25 acres.



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