

BRIDGE POINT TACOMA

210



Premier Value-Add Opportunity | Newly Constructed
Class A Distribution Facility With Excess Yard

Executive Summary

 **JLL** SEE A BRIGHTER WAY

10917 34TH AVE E, TACOMA, WA



EXECUTIVE SUMMARY

The Offering

205,413 SF

0% Leased

2024 Construction

36' Clear Height

24 Trailer Stalls

13.82 Acres



JLL Industrial Capital Markets is pleased to present the opportunity to acquire the fee-simple interest in Bridge Point Tacoma 210 or BP Tacoma 210, the "Property" or "Project" – a 205,413 square foot, Class A distribution facility situated on 13.82 acres in Tacoma, WA. The Property's location in Tacoma is highly advantageous, offering direct frontage along SR-512 with excellent visibility. Just 5 miles from Interstate 5 (I-5) and 8 miles from both SR-167 and the Port of Tacoma, BP Tacoma 210 also stands to benefit from the SR-167 extension project, which is slated to deliver 6 new miles of highway, further improving access between SR-167 and I-5 and enhancing connectivity to the Port of Tacoma.

Built in 2024, Bridge Point Tacoma 210 showcases institutional-grade features including 36' clear heights, 24 trailer stalls, 50 dock doors, and 130' truck courts. The Project presents an immediate value-creation opportunity, with flexible demising capabilities as small as $\pm$ 48,000 square feet and as large as full building occupancy, allowing investors to capitalize on strong leasing and market fundamentals across multiple tenant configurations.

Bridge Point Tacoma 210 ideally sits at the confluence of the Tacoma, Puyallup/Sumner, and Frederickson submarkets. The Property benefits from Tacoma's premier submarket fundamentals which have proven to be superior in the Southend with an average total vacancy of 5.3% and average rent growth of over 7% over the last 10 years. Additionally, the Property lies within Tacoma's Foreign Trade Zone 86 (FTZ 86), the fourth largest FTZ on the West Coast, by imports. The Property's location in FTZ 86 presents a critical advantage to landlords and tenants with the opportunity to significantly reduce supply chain operating costs.

The Project benefits from exceptional demographic fundamentals, given proximity to Downtown Tacoma and the Joint Base Lewis McChord, the largest employer in Pierce County. Within a 10-mile radius of the Property, the area has seen 21% population growth since 2010 along with a highly skilled employment base with 57% of workers employed in white-collar roles and 25% in blue-collar positions.

Bridge Point Tacoma 210 presents investors with a rare opportunity to acquire an institutional-quality, Class A distribution facility, surrounded by a deep population base. The combination of the Project's premium quality building features, accessibility to transportation networks serving the entire Pacific Northwest region, flexible tenant configurations, and immediate lease-up potential creates an exceptional value creation opportunity within one of the most dynamic industrial markets in the West Coast.

Investment Highlights

CLASS A, NEW CONSTRUCTION DISTRIBUTION FACILITY

Delivered in 2024, Bridge Point Tacoma 210 represents one of the newest deliveries in the submarket. The Project offers 36' clear heights, 50 dock high doors, 130' truck courts, optimal 229' building depth, and 24 trailer stalls on nearly an acre of excess yard— outperforming the competitive set. Demising capabilities as little as ± 48,000 SF and up to full building occupancy provides ideal tenant optionality. The NE corner office build out offers residual value with minimal capital expenditures, positioning Bridge Point Tacoma 210 to achieve a rent premium.

PREMIUM LOCATION AT THE CONFLUENCE OF TACOMA, PUYALLUP, & FREDERICKSON

Location along SR-512 presents highly desirable signage and visibility opportunities, along with excellent connectivity to the surrounding submarkets of Tacoma, Puyallup/Sumner, and Frederickson. All 3 submarkets are in Pierce County, a strategic competitive advantage as the area consistently holds the region's highest share of leasing volume. These select submarkets have outperformed relative to the Puget Sound with strong rent growth, absorption, and tenant demand fundamentals.

TACOMA ●

- 2nd highest direct asking rents in the Southend, \$1.15/SF/Month
- 0 SF proposed product
- 84% direct rent growth since 2020 (highest growth in the Southend)

PUYALLUP/SUMNER ●

- 2nd largest submarket in the Puget Sound, 28.4M SF
- Highest net absorption in the Puget Sound, 443K SF
- 0 SF product under development

FREDERICKSON ●

- 196% inventory growth since 2015
- 834K SF average 10-year net absorption
- 4.6% 10-year average total vacancy



Investment Highlights

IMMEDIATE VALUE CREATION OPPORTUNITY

Bridge Point Tacoma 210 presents investors with immediate value creation potential through the lease-up of a premier Class A facility in one of Seattle's most dynamic industrial submarkets. Flexible configurations allow for full building or multi-tenant occupancy with diversification in the rollover profile. This opportunity is positioned to capitalize on strong tenant demand, as evidenced by over 17.4 million square feet of active requirements and 196 active prospects in the market.

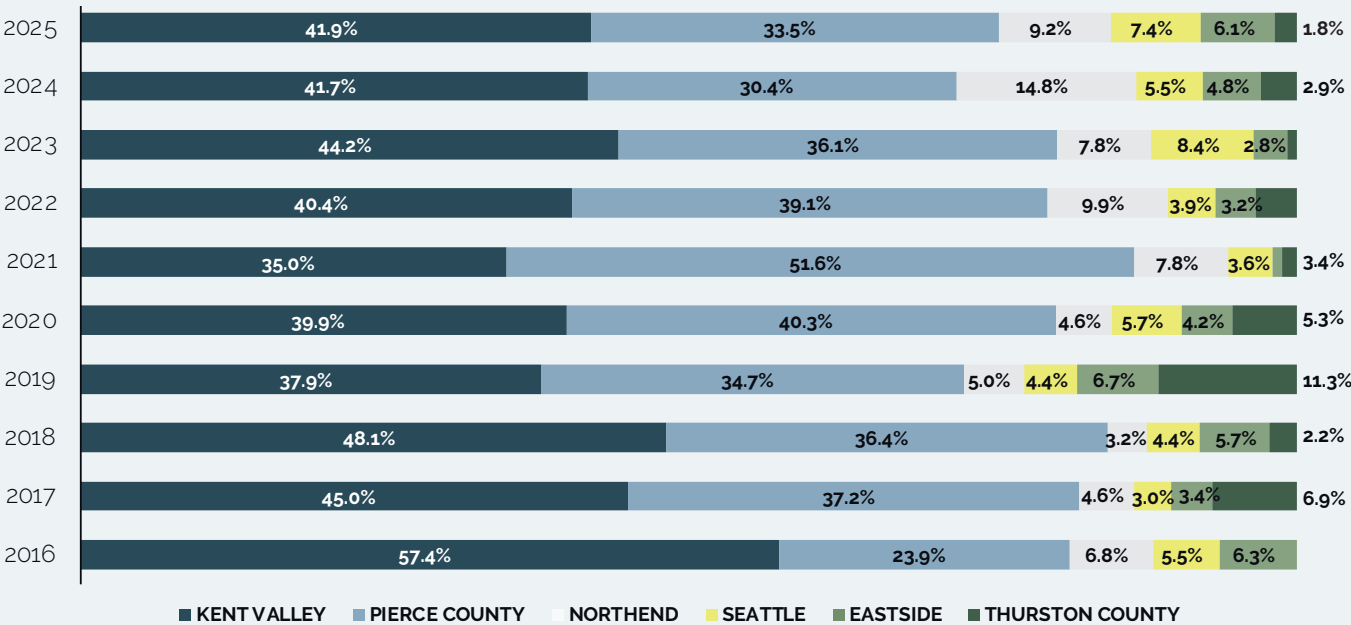
CURRENT TENANTS IN THE MARKET

- **17.4M SF** active requirements
- **196 active** requirements
- **89K SF average** tenant requirement size

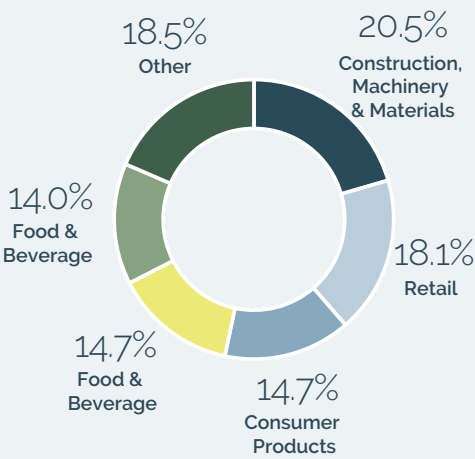
PIERCE COUNTY'S DOMINATING LEASING DEAMND

Pierce County consistently ranks among the top 2 submarket clusters for leasing activity in the Puget Sound. The area has averaged a 40% share of the region's leasing activity since 2020.

PIERCE COUNTY HELD THE LARGEST SHARE OF LEASING ACTIVITY IN Q4 2025, AT 44% OF THE REGION'S QUARTERLY VOLUME



Q4 2025 LEASING



Investment Highlights

DEEP POPULATION BASE BOOSTED BY JOINT BASE LEWIS-MCCHORD PROXIMITY

Bridge Point Tacoma 210 is strategically located less than 10 miles from Downtown Tacoma, enhancing the surrounding labor force which has experienced an impressive 21% growth since 2021. Within a 10-mile radius of the Property, the surrounding population holds an average household income of \$120K and 43% of the population holds an associate's degree or higher. The area is further boosted by proximity to the Joint Base Lewis-McChord (JBLM), a military training and mobilization center, serving as the largest employer in Pierce County and one of the largest employers in the State of Washington.

JOINT BASE LEWIS-MCCHORD



- **#1 Defense Department's** premier military installation on the West Coast
- **#1 Top Army base** in the Western U.S.
- **\$6.9B** Annual economic impact
- **290,000** Active on-base population
- **54,000** Full-time employees
- **30,000** Active military



PORT OF TACOMA

- **42,100** jobs
- **\$3 Billion** in economic activity
- **2nd largest West Coast port** by 2025 TEUs, the Northwest Seaport Alliance

ENHANCED PORT OF TACOMA CONNECTIVITY WITH SR-167 EXTENSION

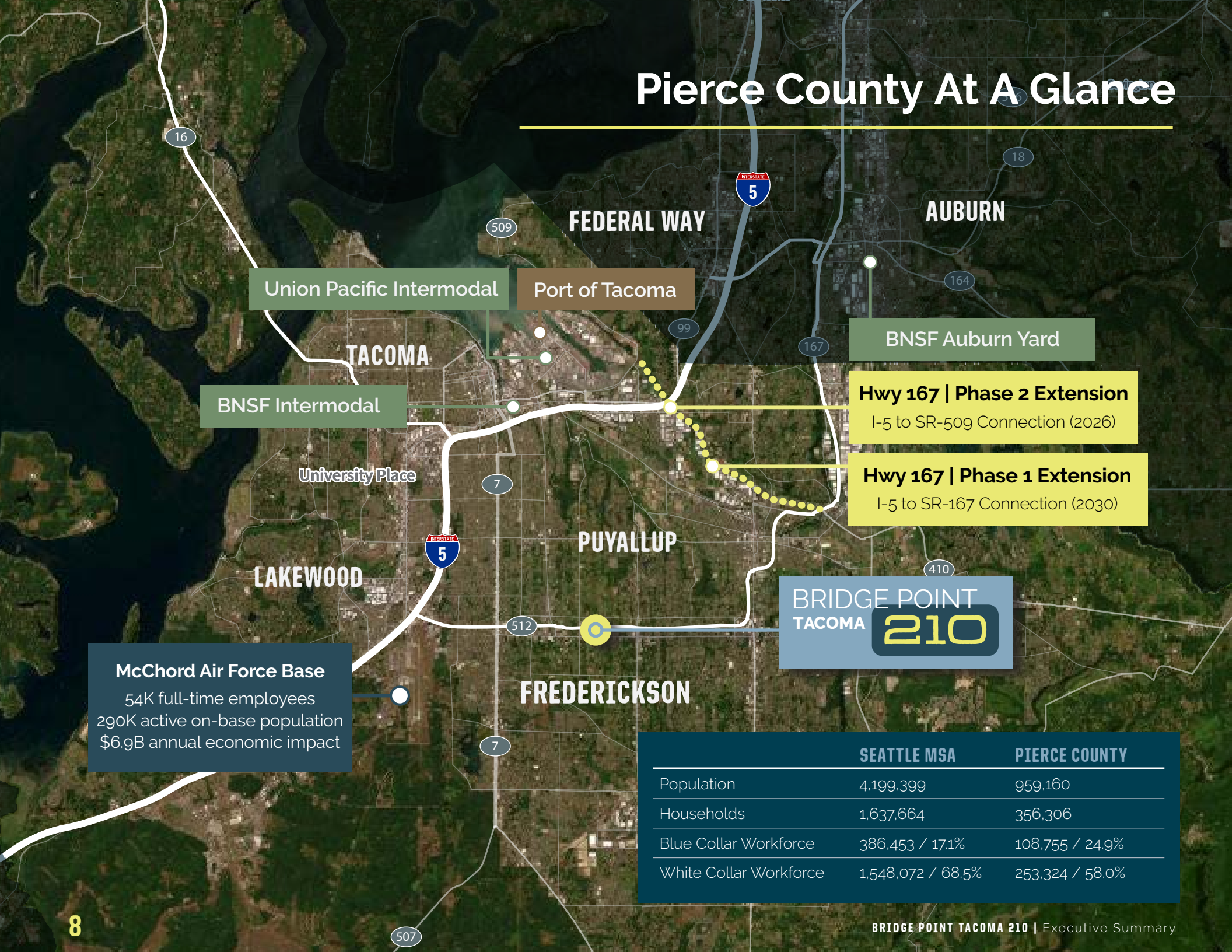
Not only does Bridge Point Tacoma 210 benefit from visibility off of SR- 512, the Property is located just 5 miles from I-5 and 8 miles from SR-167-providing significant transportation and efficiency benefits that will be only enhanced with the SR-167 extension project. The ongoing SR-167 extension will add 6 miles of highway between Puyallup and the Port of Tacoma by 2030, further improving access to this major cargo hub and leading North American container port. The Port of Tacoma is one of the largest employers in Pierce County, supporting over 42,100 jobs and nearly \$3 billion in economic activity.

High Profile Corporate Neighbors

Bridge Point Tacoma 210 is strategically positioned in a location surrounded by high-profile, investment grade corporate occupiers, offering premier accessibility to SR-512, I-5, SR-167, and the Port of Tacoma. This high-demand location benefits from the region's key transportation nodes that serve not only the entire Pacific Northwest but the greater West Coast.



Pierce County At A Glance



Union Pacific Intermodal

Port of Tacoma

BNSF Auburn Yard

BNSF Intermodal

Hwy 167 | Phase 2 Extension

I-5 to SR-509 Connection (2026)

Hwy 167 | Phase 1 Extension

I-5 to SR-167 Connection (2030)

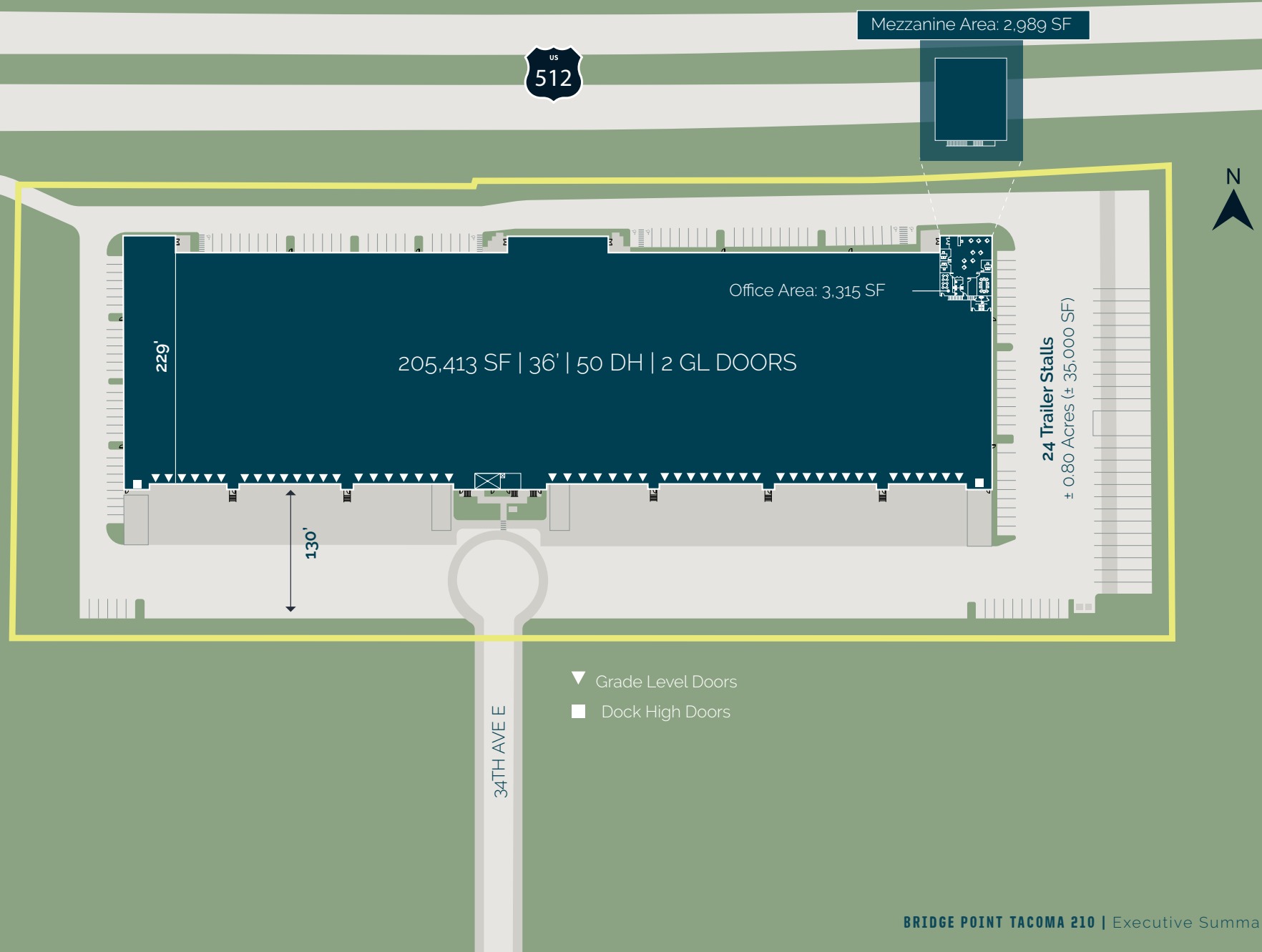
BRIDGE POINT
TACOMA
210

McChord Air Force Base

54K full-time employees
290K active on-base population
\$6.9B annual economic impact

	SEATTLE MSA	PIERCE COUNTY
Population	4,199,399	959,160
Households	1,637,664	356,306
Blue Collar Workforce	386,453 / 17.1%	108,755 / 24.9%
White Collar Workforce	1,548,072 / 68.5%	253,324 / 58.0%

Site Plan



The Team

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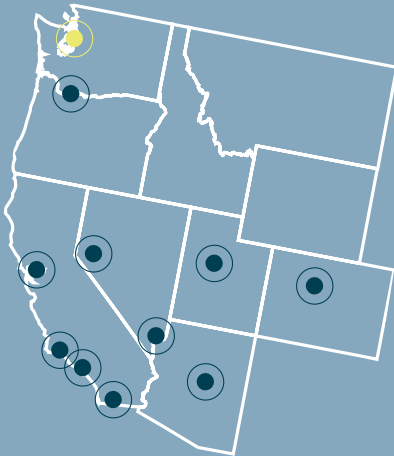
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