

# NORDSTROM SUBLEASE - SUMNER

14475 STEWART ROAD – SUMNER, WA 98390







**CLASS A INDUSTRIAL  
BUILDING** LOCATED IN  
AN INDUSTRIAL PARK  
SETTING IN SUMNER, WA



501,319 SF



WAREHOUSE FULLY  
CLIMATE CONTROLLED



37,264 SF OFFICE BUILD-OUT IN 4  
LOCATIONS, INCLUDING TRAINING ROOMS,  
LOCKER-ROOM ETC.



BUILDING DEPTH 640'



4 GRADE LEVEL  
12'X 16' DOORS



UP TO 86 DOCK DOORS – 33 DOCK DOORS  
WITH FULL DOCK PACKAGES (SEALS,  
LEVELERS DOCK LOCK AND DOCK LIGHTS)



40' CLEAR HEIGHT



12,000 AMPS, 277/480 VOLT 3-PHASE POWER



130' MINIMUM  
TRUCK COURT



61 TRAILER STALLS –  
INCLUDING TANDEM STALLS



LED LIGHTING THROUGHOUT,  
25 FC IN WAREHOUSE



9" THICK SLAB ONGRADE



UP TO 453 CAR PARKING STALLS



60' SPEED BAY WITH TYPICAL  
60' X 56' COLUMN SPACING



FULLY FENCED, TWO TRUCK ENTRANCES  
WITH GUARD SHACKS AND 3 KEY CARD  
ACCESS DRIVES FOR CARS



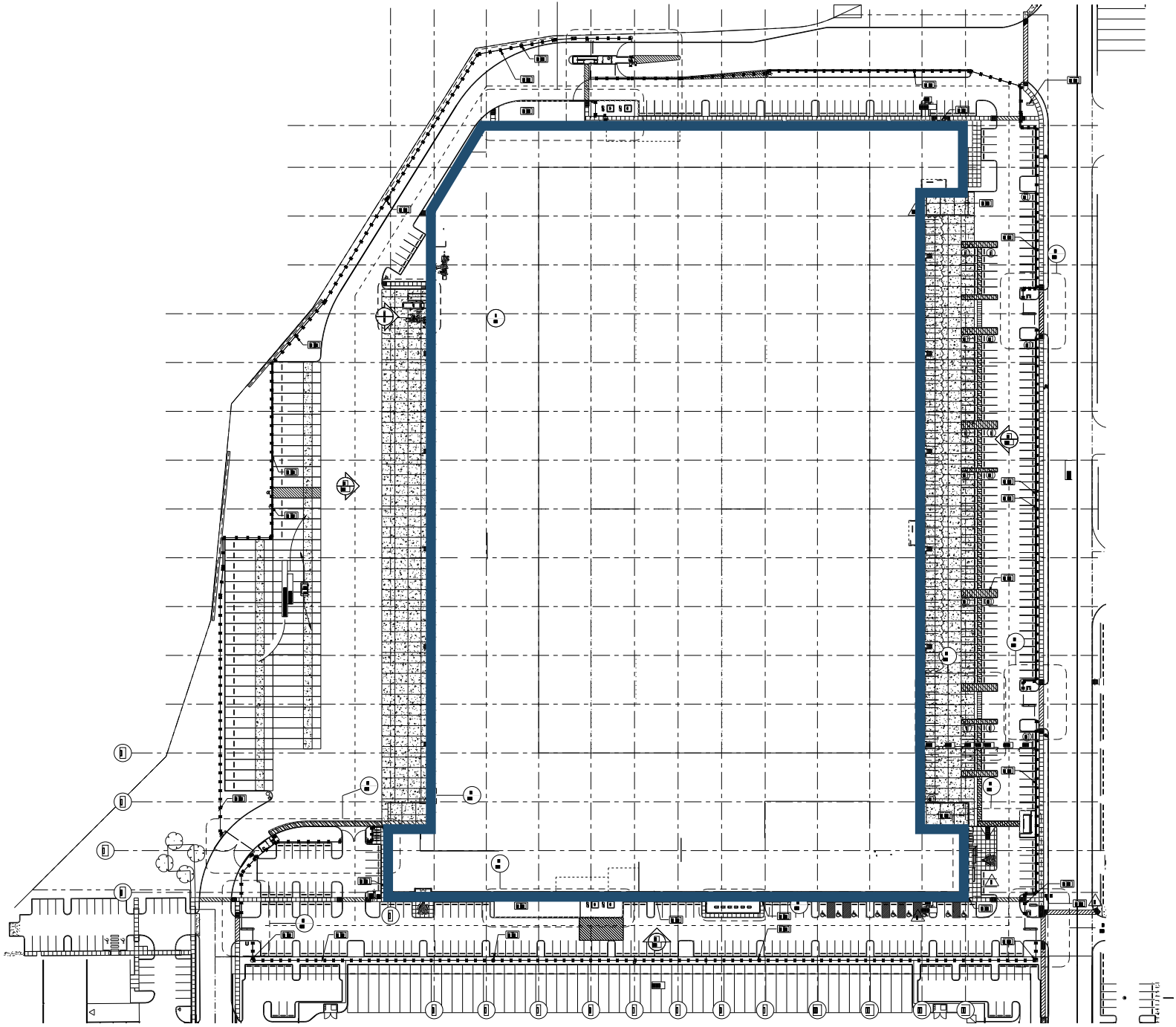
OUTDOOR COVERED PATIO AMENITY SPACE

MASTER LEASE EXPIRES JUNE 30, 2032



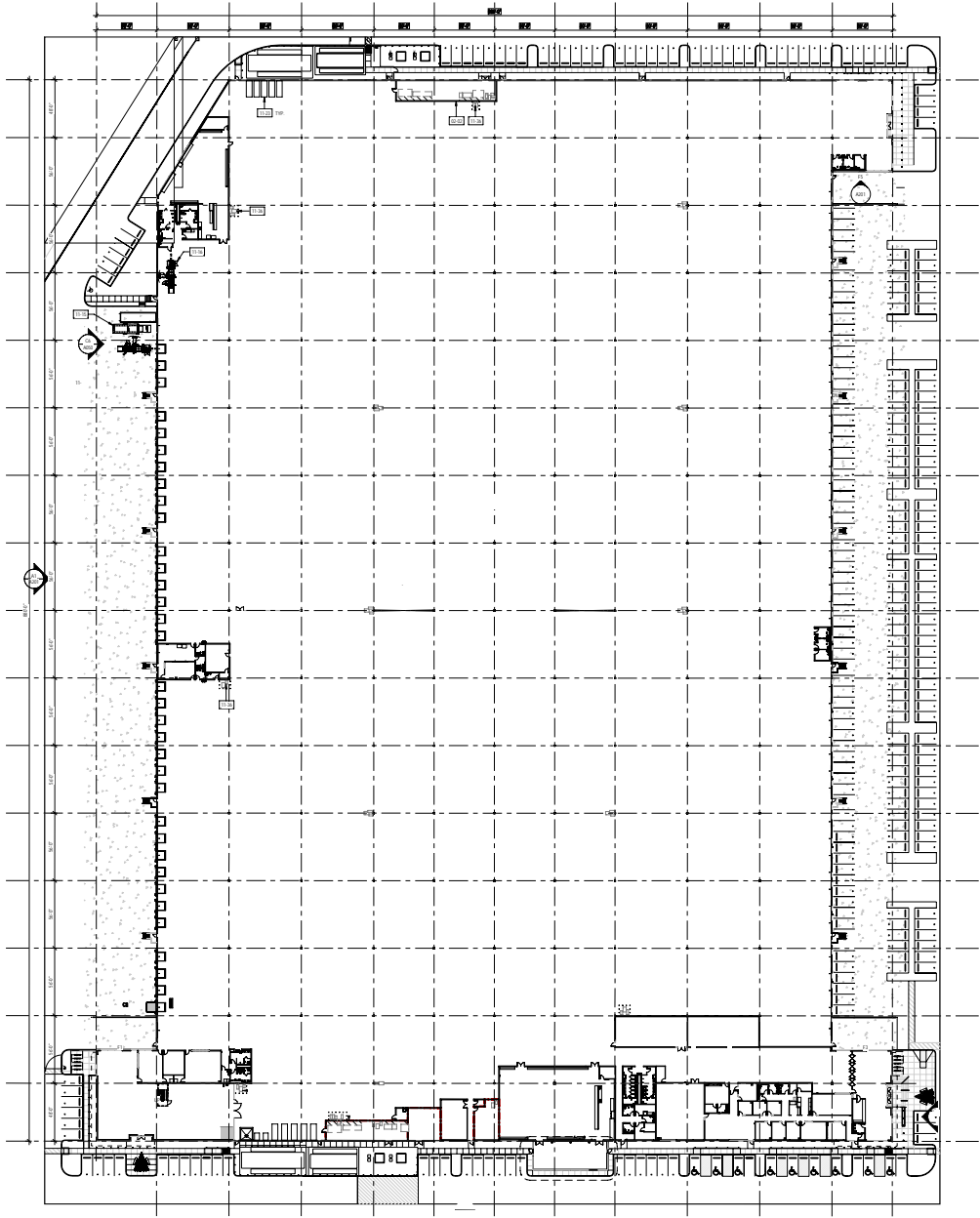






# SITE PLAN

# FLOOR PLAN





SECURE ACCESS

# IDEALLY LOCATED



PORT OF TACOMA  
**10 MILES**



PORT OF SEATTLE  
**31 MILES**



SEATAC AIRPORT  
**19 MILES**



BOEING FIELD  
**24 MILES**







NESPRESSO



fulfillment  
by amazon



Expeditors







**SCOTT CARTER**  
scott.carter@jll.com  
T +1 425 761 5880

**CHRIS SPOFFORD**  
chris.spofford@jll.com  
T +1 425 890 6961

Jones Lang LaSalle Brokerage, Inc.

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. © 2024 Jones Lang LaSalle IP, Inc. All rights reserved.