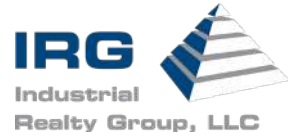


For Lease > 214,266 SF

woodbridge

CORPORATE PARK

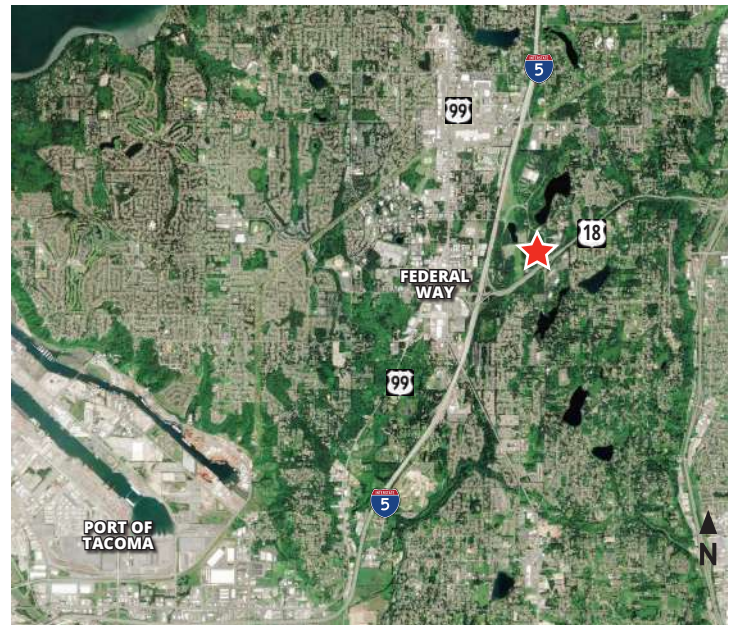
33855 Weyerhaeuser Way S · Federal Way, WA



6.0% Broker Incentive

BUILDING DETAILS

- » 214,266 SF (divisible to 75,000 SF)
- » 4,198 SF office
- » 35 dock-high doors - dock levelers on every door
- » 2 grade-level doors
- » 32' clear height
- » ESFR sprinkler system
- » 4,000 amps 277/480 volt power
- » LED warehouse lighting, 15' candles measured 36" above the floor
- » 130' truck court with concrete apron
- » ±249 auto parking stalls
- » Column spacing: 50' x 50'
- » Building dimensions: 310' x 679.5'



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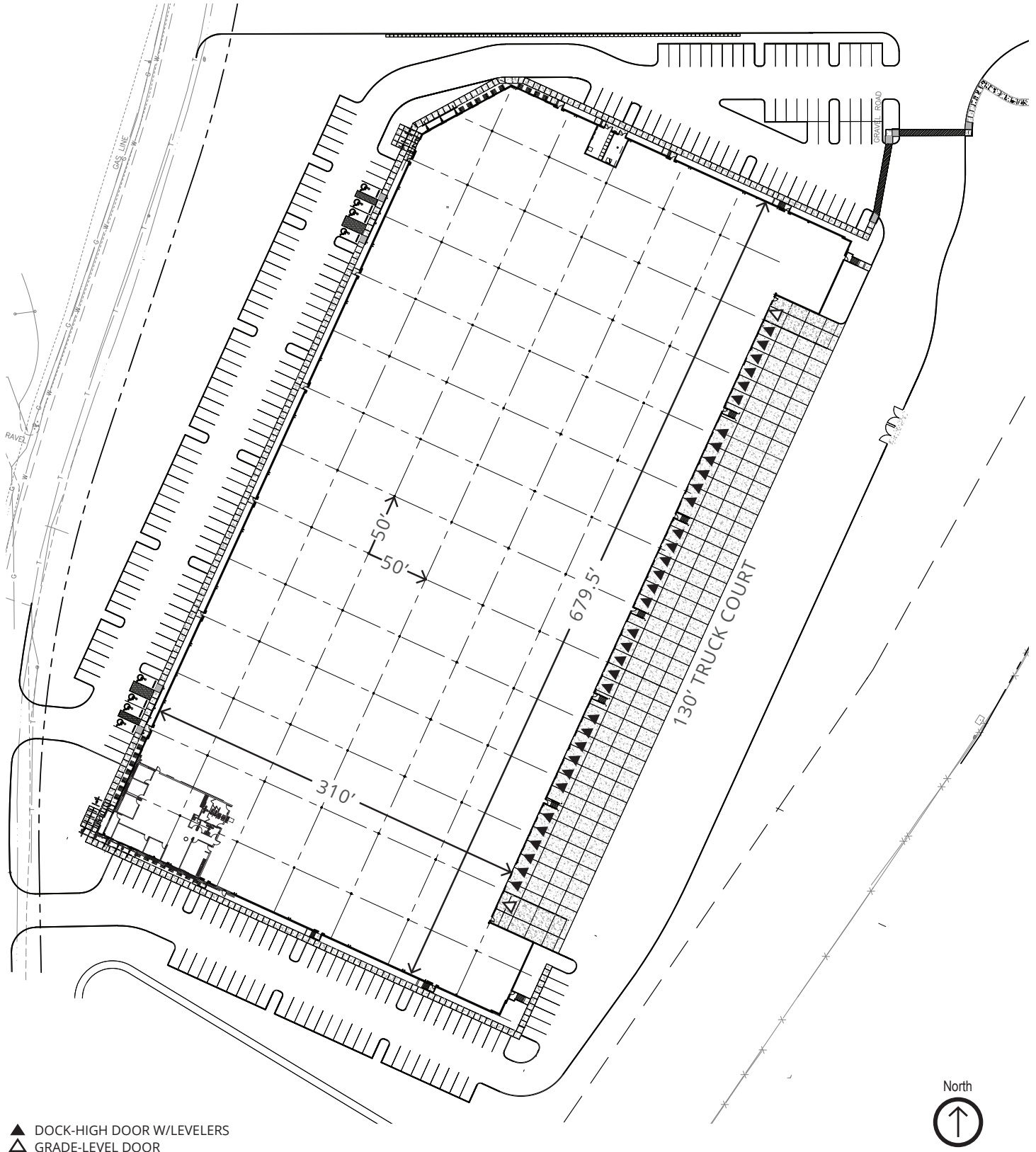
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CORPORATE PARK

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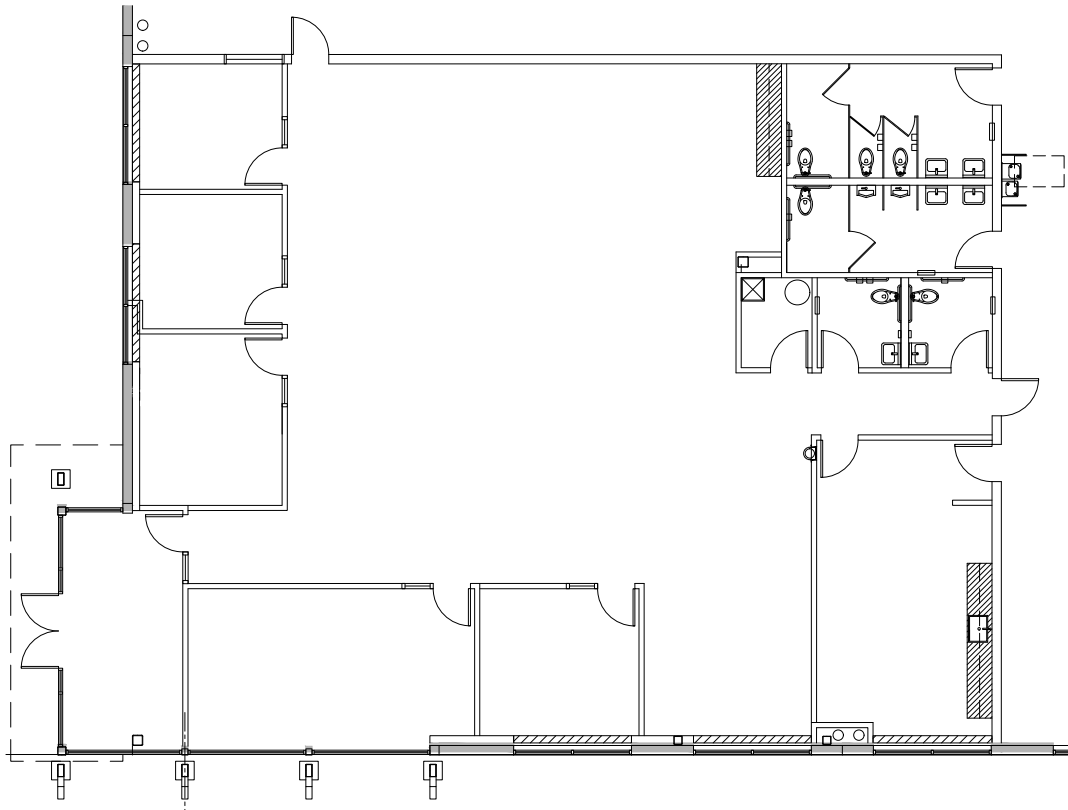


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C O R P O R A T E P A R K

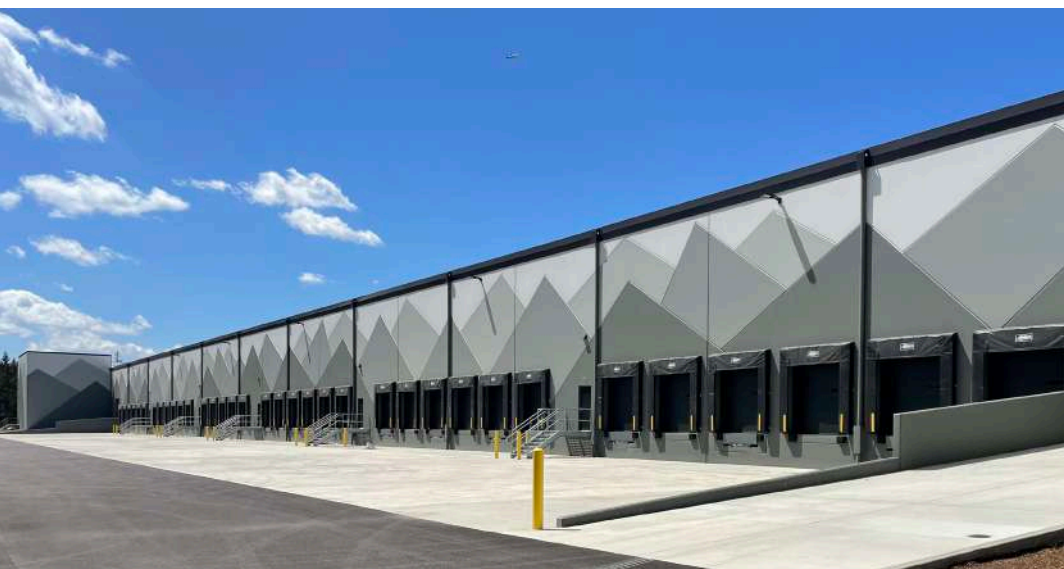
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OFFICE PLAN—4,198 SF





Nature blends with function to create a unique working environment at Woodbridge Corporate Park. Located on 32+ acres minutes from the State Route 18 exit of Interstate 5 in southern King County, this diverse complex offers ultra-modern, newly built industrial space in a park-like setting. Walking and biking trails bisect the campus, combining with open space to support recreation, wellness activities and easy interaction between Woodbridge Corporate Park's industrial, office and technology components. Shopping, dining and entertainment can be found a few miles away at Federal Way Commons and Federal Way Crossings, while peaceful reflection is available at the adjacent Rhododendron Species Botanical Garden. Seattle, Bellevue and other Puget Sound destinations are accessible either via highway or nearby public transit at the Federal Way Transit Center.



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