# THE CUBES at DUPONT CORPORATE CENTER

2800 Center Drive | DuPont, Washington

THE CUBES
DUPONT

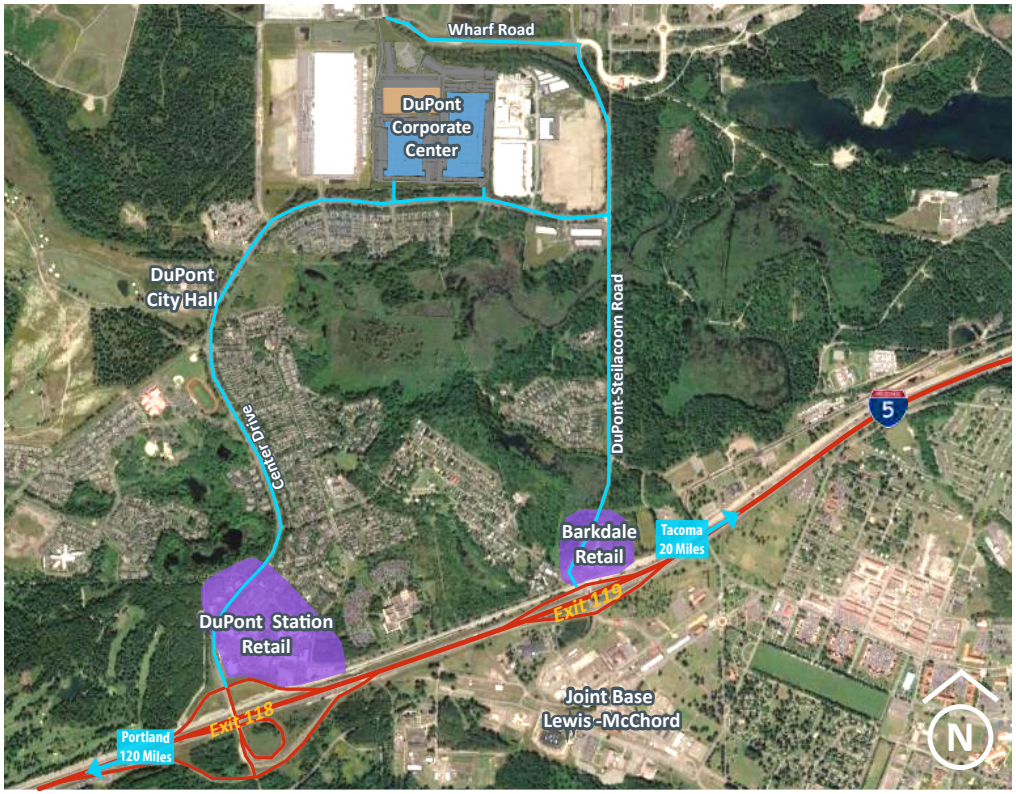
developed by:
CRG | INTEGRATED REAL ESTATE SOLUTIONS
realcrg.com

## AVAILABLE Q2 2019
## 1.2 MILLION SF NEW INDUSTRIAL DEVELOPMENT

www.dupontcorporatecenter.com

WAREA
Washington Real Estate Advisors

# 1.2 MILLION SF IN TWO STATE-OF-THE-ART INDUSTRIAL FACILITIES



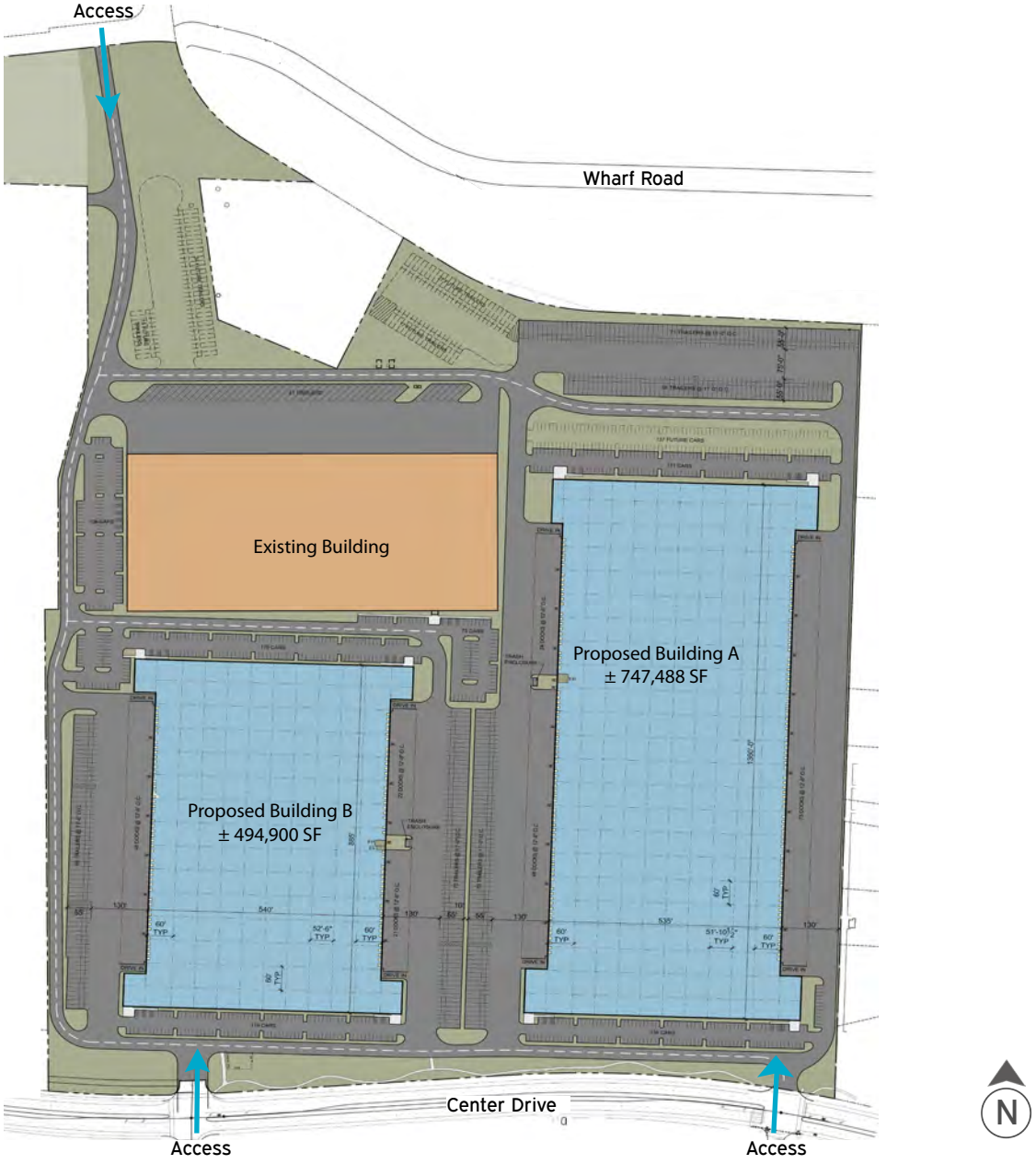
## ACCESS AND LOCATION

DuPont Corporate Center benefits from a strategic location with quick access to Interstate-5, being less than 20 minutes from the Port of Tacoma, and within one hour of Seattle and two hours of Portland, Oregon.

- Located just over one mile from the Interstate-5 interchange via DuPont-Steilacoom Road
- Close proximity to amenities including restaurants, hotels, and other retail services
- Strong labor market surrounded by affordable workforce housing
- Located within the master-planned Northwest Landing, providing a strong corporate image in a beautiful natural park-like setting

DUPONT CORPORATE CENTER

# SITE HIGHLIGHTS




| BUILDING | SIZE (SF) | BLDG DEPTH | CLEAR HEIGHT | COLUMN SPACING | LOADING DOORS | TRUCK COURT | PARKING | |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | CAR | TRAILER |
| A | 747,488 | 535’ | 36’ | 51’ x 60’ | 147 Dock-high | 130’-185’ | ±267 | ± 199 |
| B | 494,900 | 540’ | 36’ | 52’ x 60’ | 89 Dock-high | 130’-185’ | ± 289 | ± 139 |

DuPont Corporate Center is designed for today’s logistics, fulfilment, and port-centric users in mind:

## Access

- Three points of access to the site via Center Drive and Wharf Road provide excellent access and circulation
- Signalized intersection at Center Drive
- Efficient traffic flow through well-designed internal circulation roads with multiple access points.

## Truck Loading

- Ample dock-high loading doors with functional building depths
- Cross-dock loading
- Easy truck maneuvering with generous truck courts of 185’ with opposing trailer parking

## Parking

- Significant on-site trailer parking available with opportunity for expansion and securing
- Ample car parking separated from trailers for safety and efficiency

## Building

- Build-to-suit design flexibility to suit your needs
- Flexible demising configurations
- Soils allow for year-round construction

## Utilities

- Depending on usage, electrical service costs can be 33-45% lower as compared to standard PSE rates in the region

## Security

- Ability to secure truck courts and individual buildings

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## EXCLUSIVELY REPRESENTED

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Washington Real Estate Advisors


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