4204 Burlington Way
Tacoma, WA 98409

LEASED BY:
Kidder Mathews

KURV

Kurv Tacoma
Tacoma, WA

Q3 2026
Availability

±160 AC
Site Area

±2.5M SF
Building Area

KURVINDUSTRIAL.COM

Differentiators

BUILDING AREA
±2.5M SF

SUSTAINABILITY
LEED-Committed | Best-in-Class
ESG Performance

TOTAL OFFICE SF
Building A: 6,298 SF, 2 Story Office
Building B: 6,319 SF, 2 Story Office
Building C: 6,247 SF, 2 Story Office
Building D: 6,508 SF, 2 Story Office

SITE AREA
±160 AC

DEEP LABOR POOL
38,748 Regional Workers
23,100+ Annual Hires

CLEAR HEIGHT
40' all buildings

TRAILER PARKING
877 trailer stalls

DOOR POSITIONS
486 Dock-High / 14 Grade-Level

HEAVY POWER
3,000–4,000 Amps Available
(Additional Power on Request)

EXCEPTIONAL LOCATION
1 mile to I-5
1 mile to WA-16
5 miles to Port of Tacoma

PARKING SPACES
1,246 auto stalls

FOUR-BUILDING CAMPUS
Demisable for Flexible
Configurations to
Suit Any Requirement

Virtual Tour | Zoning Code | Zoning Map

BUILDING SPECS

BUILDING A
3810 Burlington Way

- 520,039 BUILDING SF
- 6,298 OFFICE SF
- 124DH / 4GL DH/GL DOORS
- ±228 TRAILER STALLS
- ±223 CAR STALLS
- 40' CLEAR HEIGHT
- 3,000 AMPS

BUILDING B
4204 Burlington Way

- 960,718 BUILDING SF
- 6,319 OFFICE SF
- 184DH / 4GL DH/GL DOORS
- ±396 TRAILER STALLS
- ±422 CAR STALLS
- 40' CLEAR HEIGHT
- 4,000 AMPS

BUILDING C
4708 Burlington Way

- 665,015 BUILDING SF
- 6,247 OFFICE SF
- 118DH / 4GL DH/GL DOORS
- ±221 TRAILER STALLS
- ±409 CAR STALLS
- 40' CLEAR HEIGHT
- 4,000 AMPS

BUILDING D
5024 S Madison St

- 335,294 BUILDING SF
- 6,508 OFFICE SF
- 60DH / 2GL DH/GL DOORS
- ±32 TRAILER STALLS
- ±192 CAR STALLS
- 40' CLEAR HEIGHT
- 3,000 AMPS

**Additional power can be made available – contact brokers for more information.

Unmatched Access. By Design.

Kurv Industrial is constructing an entirely new road to provide superior ingress and egress for the Kurv Tacoma campus. Designed specifically for industrial traffic, this dedicated route ensures efficient truck movement and long-term operational flexibility for every tenant.

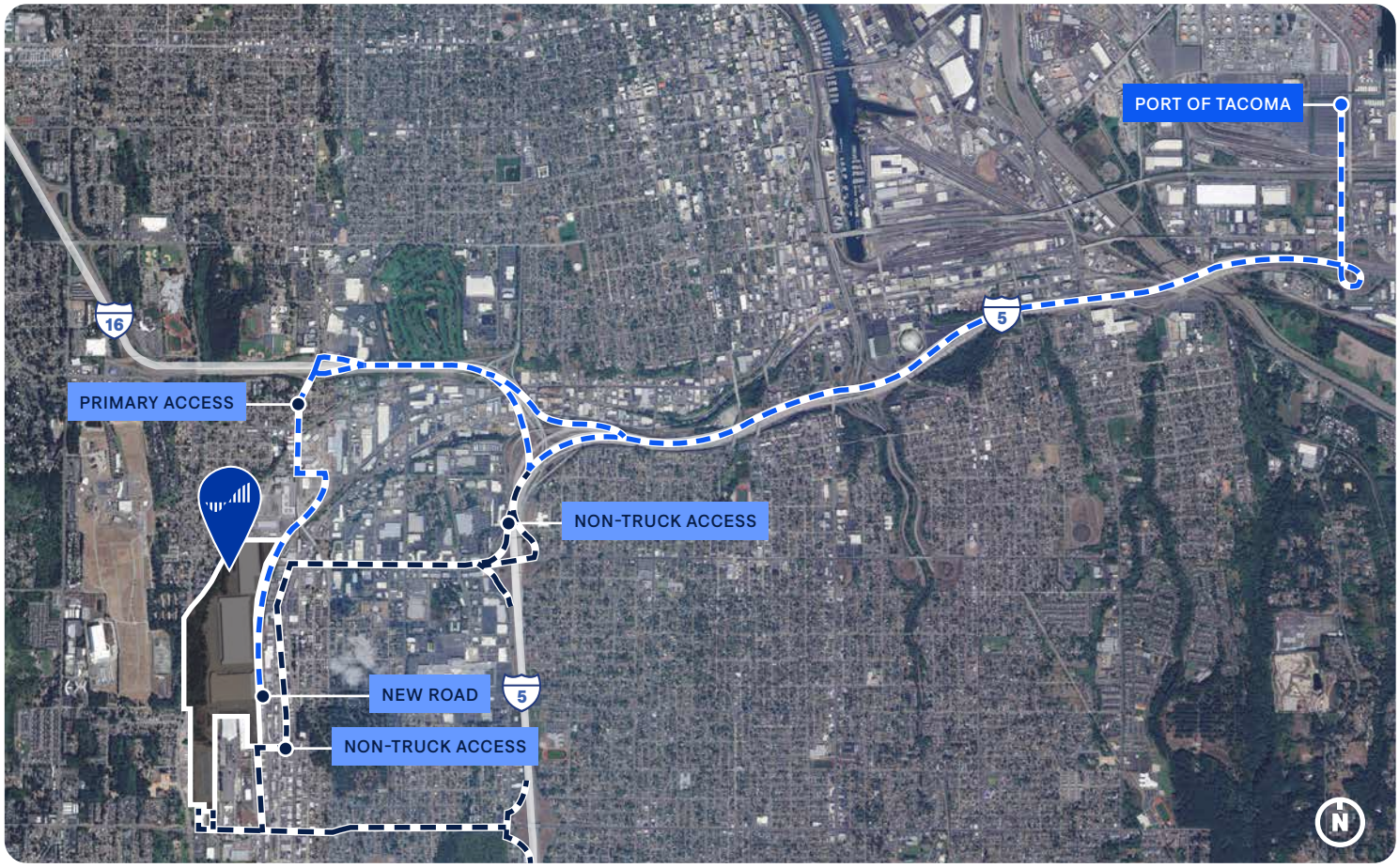
Freeway Access

Conveniently located just 5 miles from the Port of Tacoma, KURV Tacoma offers excellent exposure with direct access to Interstate 5

1 mile
4 minutes
To Interstate 5

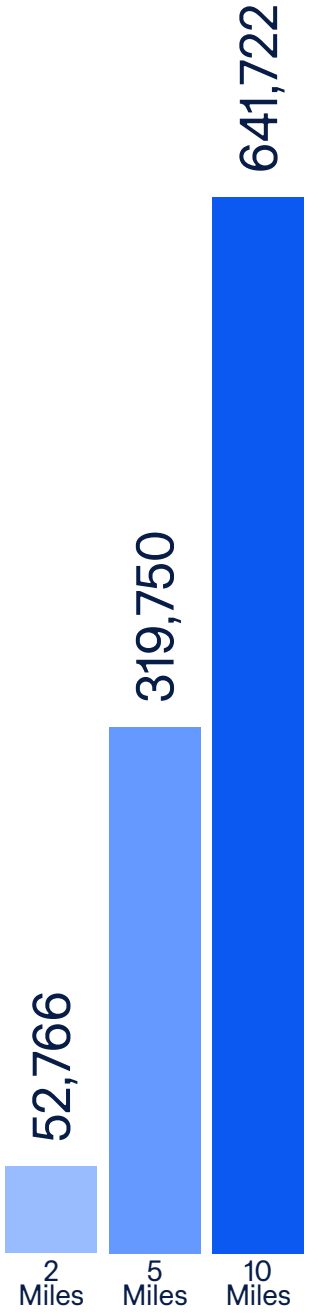
5 miles
10 minutes
To Port of Tacoma

1 mile
3 minutes
To WA-16

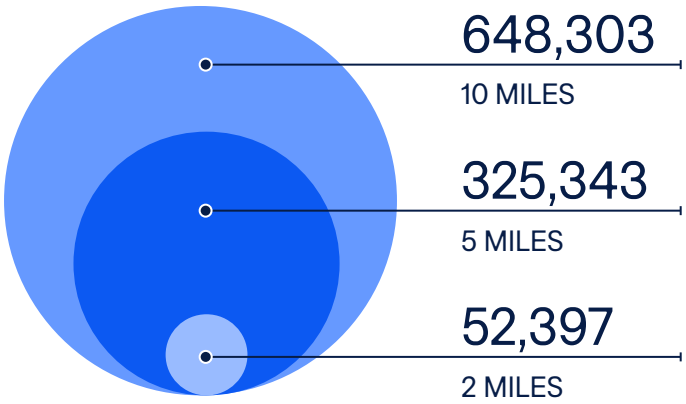


Labor Statistics

Estimated Population 2026



Population Forecast 2031



Population Growth 2026 - 2031

-0.1%
2 MILES

0.5%
5 MILES

0.3%
10 MILES

Average Household Income 2026

Estimated Employees 2026

24,854
2 Miles

131,315
5 Miles

227,173
10 Miles

Source: CoStar

A Workforce Built For Industrial Scale

Pierce County, WA delivers one of the Pacific Northwest's deepest logistics and manufacturing labor pools with industry concentration that exceeds the national average

38,748
Total Workers In Warehousing, Logistics & Manufacturing

2,127
Net New Jobs Projected By 2030

1,330
Employer Establishments In The Region

Top Industries by Employment

Warehousing & Storage
9,269 (+606↑ by 2030)

Couriers & Messengers
4,280 (+744↑ by 2030)

Truck Transportation
4,167 (+152↑ by 2030)

Transportation Support
3,075 (+252↑ by 2030)

Transportation Equip. Mfg.
2,873 (+99↑ by 2030)

Key Occupation & Wages

Stockers & Order Fillers
$41,024 median - 7,259 workers

Heavy Truck Drivers
$67,890 median - 6,357 workers

Forklift/Industrial Truck Operators
$53,642 median - 2,208 workers

Logisticians
$105,034 median - 1,102 workers

Laborers & Freight Movers
$43,954 median - 6,869 workers

Light Truck Drivers
$43,557 median - 3,569 workers

Shipping, Receiving & Inventory Clerks
$47,051 median - 2,306 workers

Distribution & Storage Managers
$133,915 median - 617 workers

Pierce County's warehousing and logistics sectors employ workers at more than twice the national average rate, reflecting a mature, established industry ecosystem.

Pierce County generates more than 23,100 hires annually across logistics and manufacturing - a continuously active talent pipeline ready to support operations from day one

Source: Lightcast Q1 2026 Data Set, May 2026. Pierce County, WA (FIPS 53053). Washington State Employment Security Department. Lightcast 2026.1 Employees Datarun.

HEADQUARTERED IN THE PUGET SOUND

2023 REVENUE	$574,780,000,000
# OF EMPLOYEES	1,525,000
WA EMPLOYEES	87,000

2023 REVENUE	$212,000,000,000
# OF EMPLOYEES	221,000
WA EMPLOYEES	58,400

2023 REVENUE	$78,600,000,000
# OF EMPLOYEES	67,000
WA EMPLOYEES	7,600

2023 REVENUE	$29,500,000,000
# OF EMPLOYEES	381,000
WA EMPLOYEES	10,700

2023 REVENUE	$10,400,000,000
# OF EMPLOYEES	26,043
WA EMPLOYEES	10,874

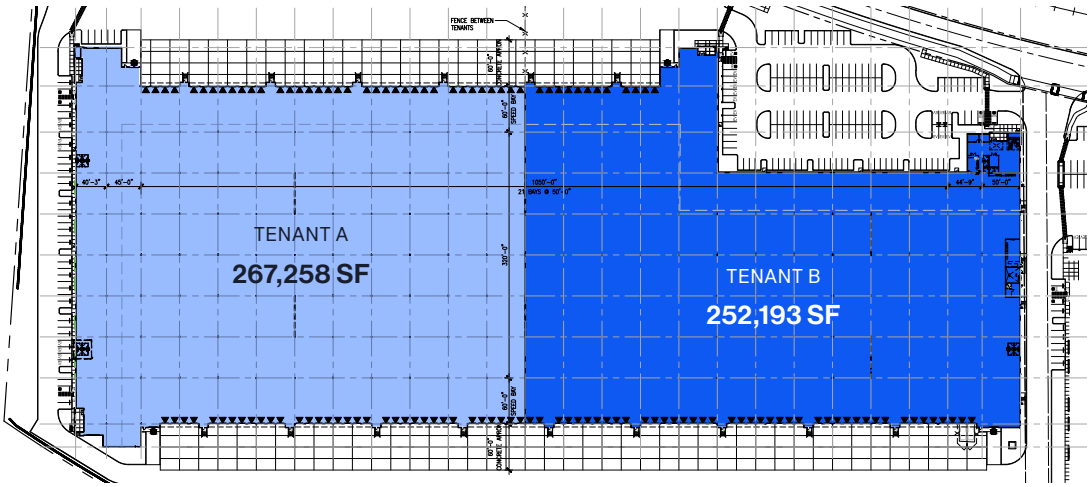
2023 REVENUE	$242,000,000,000
# OF EMPLOYEES	316,000
WA EMPLOYEES	21,000

BUILDING A

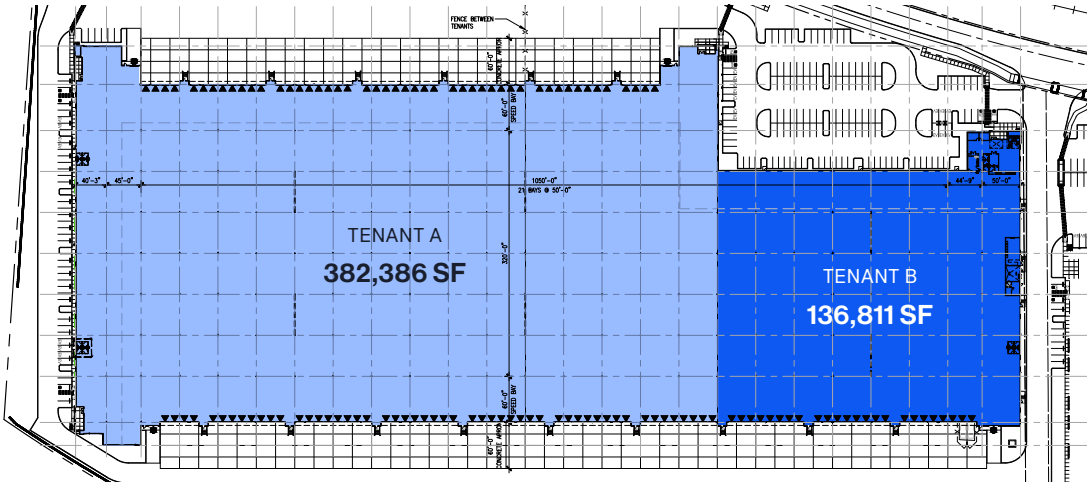
520,039 SF
Building Area

6,298 SF
Office Area

Demising Option 1



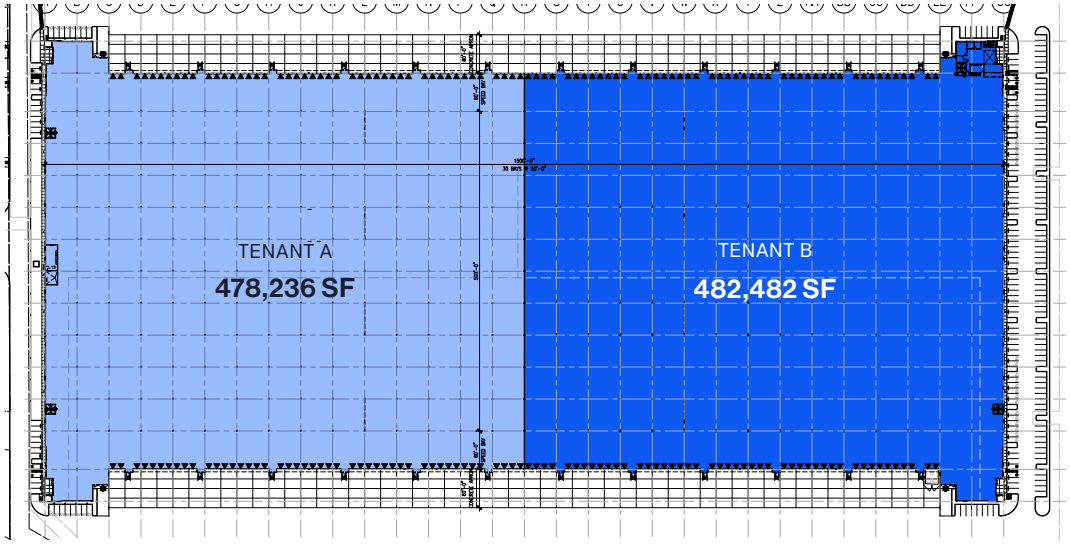
Demising Option 2



BUILDING B

960,718 SF
Building Area

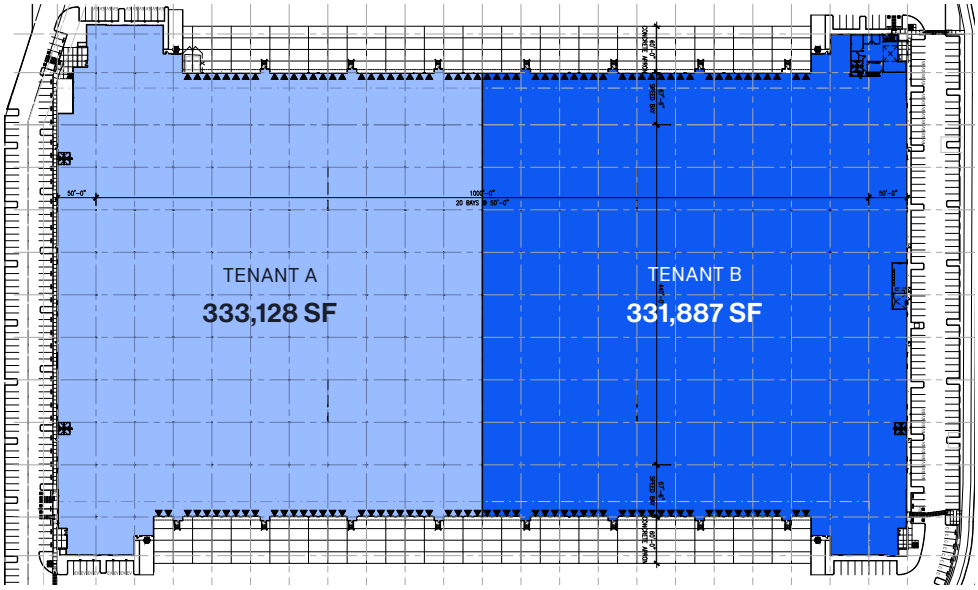
6,319 SF
Office Area



BUILDING C

665,015 SF
Building Area

6,247 SF
Office Area

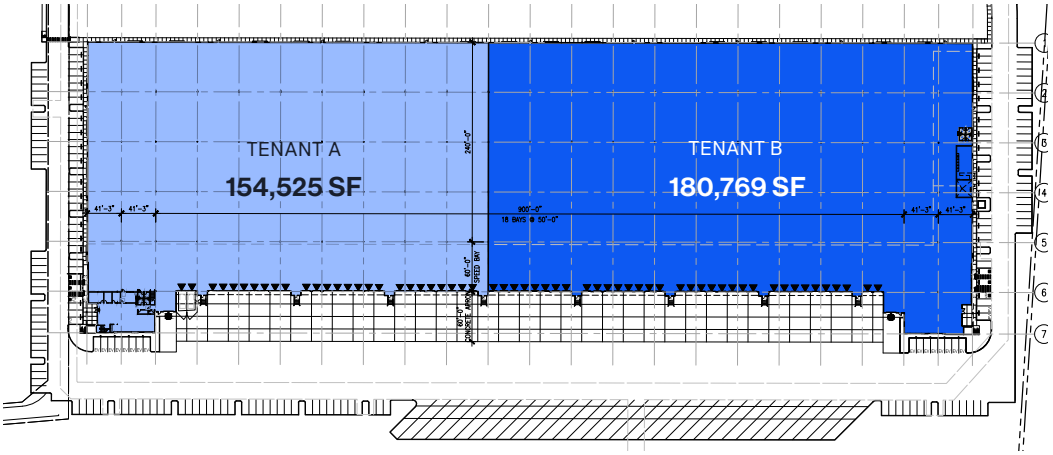


BUILDING D

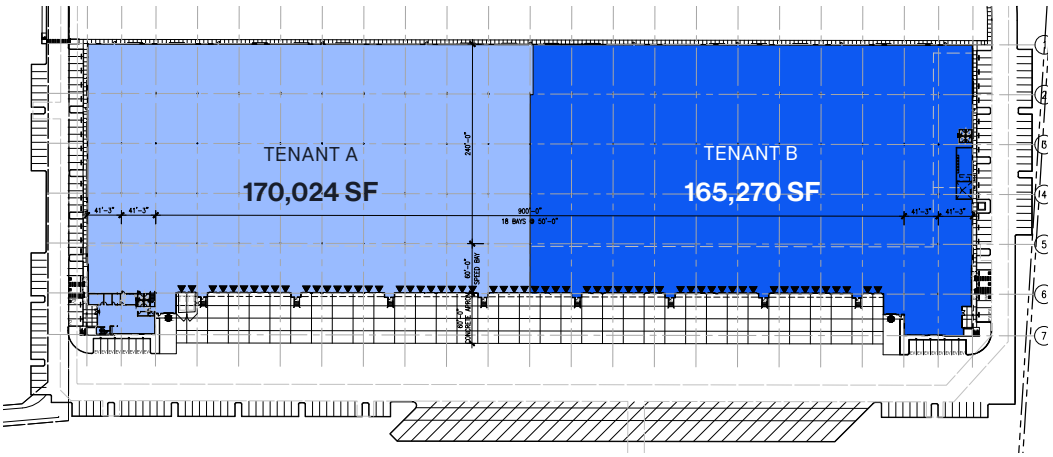
335,294 SF
Building Area

6,508 SF
Office Area

Demising Option 1



Demising Option 2



PROPERTY PHOTOS

PROPERTY PHOTOS

Building C

Building C

Building D

Building D

Chicago • Dallas • Los Angeles • Miami • New Jersey • Seattle

KURV

FORMERLY BRIDGE

76M+ SF

Acquired & Developed since 2000

Kurv Industrial is a vertically integrated industrial real estate investment and operating platform. The firm acquires, develops, and operates institutional-quality assets in the high-barrier, supply-constrained markets of Chicago, Dallas, Los Angeles, Miami, New Jersey, and Seattle.

Grounded in a tradition of excellence and driven by a forward-looking vision, Kurv leverages local market insight, operational rigor, and disciplined execution to create value for investors, partners, and communities. Since its inception in 2000, Kurv has successfully acquired and developed over 76 million square feet of industrial facilities.

Our Commitment to Sustainability

As stewards of sustainability, resilience, and regeneration, our vision is to deliver exceptional value for our investors, employees, tenants, and communities through superior ESG performance.

TERMS

Available on a new lease direct from the landlord.

LEASING INFORMATION

Please contact listing agents below.

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KURV

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