

Pacific Coast Corporate Park

Class A **Corporate Park**
with **Excellent Access** to
I-5, SR-167 & Port of Tacoma

3985 70th Ave E ■ Fife, WA

Owned by

nuveen
REAL ESTATE

Leasing by

**km Kidder
Mathews**



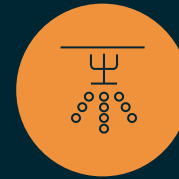
Quality Corporate Industrial Environment



Excellent access to I-5, SR-167 and Port of Tacoma



Cross loaded, dock packages on docks, DH and GL doors



ESFR sprinklers



Concrete truck court



Heavy power



Call brokers for lease rates

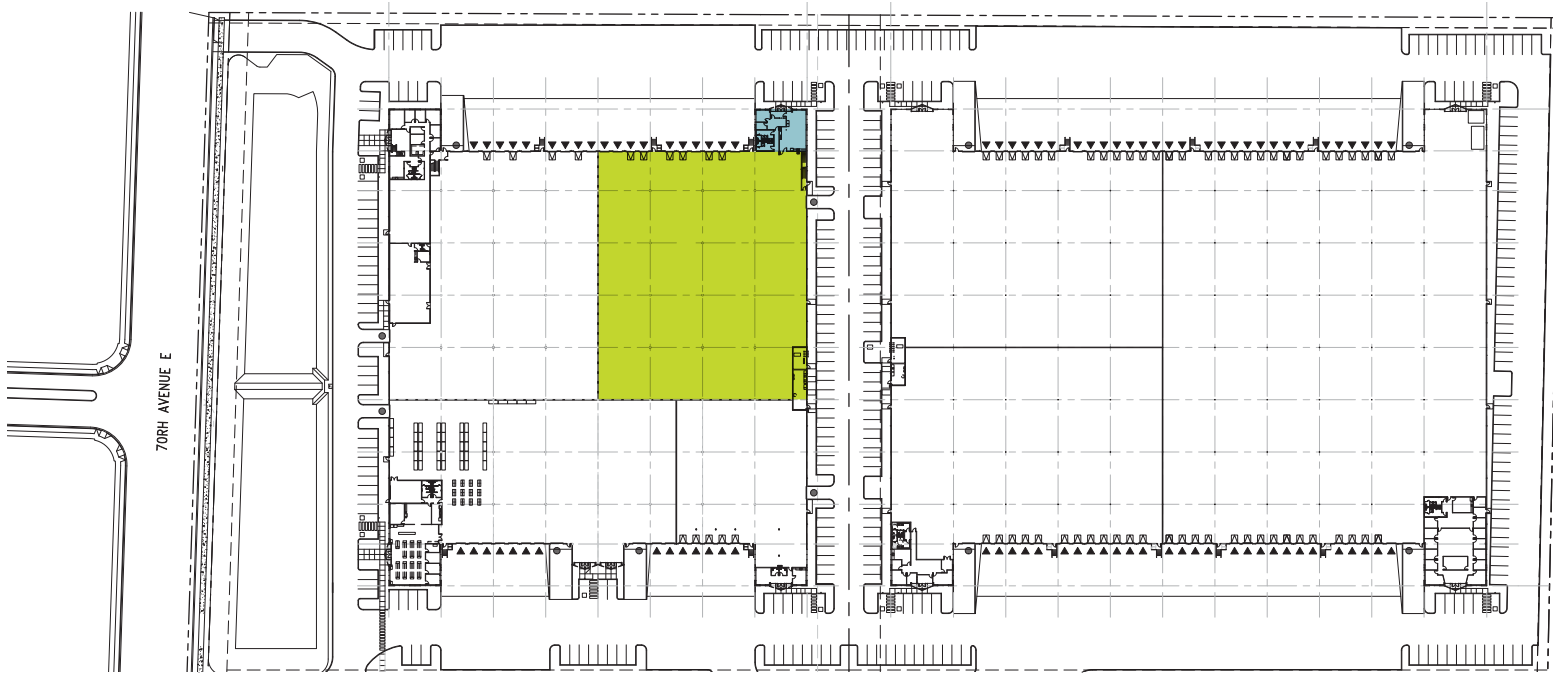
52,616-225,576 SF Available Now

Suite Availability

Building, Suite	Warehouse SF	Office SF	Doors	Date Available
Bldg A	51,600 SF	4,000 SF	10 DH / 1 GL	September 2026
Bldg B, Suite B	121,360 SF	5,130 SF	32 DH / 2 GL	Now
Bldg B, Suite C	52,616 SF	250 SF	13 DH / 1 GL	Now
Bldg B, Combined Suite B & C	173,976 SF	5,380 SF	45 DH / 3 GL	Now



Building A



51,600
total square feet

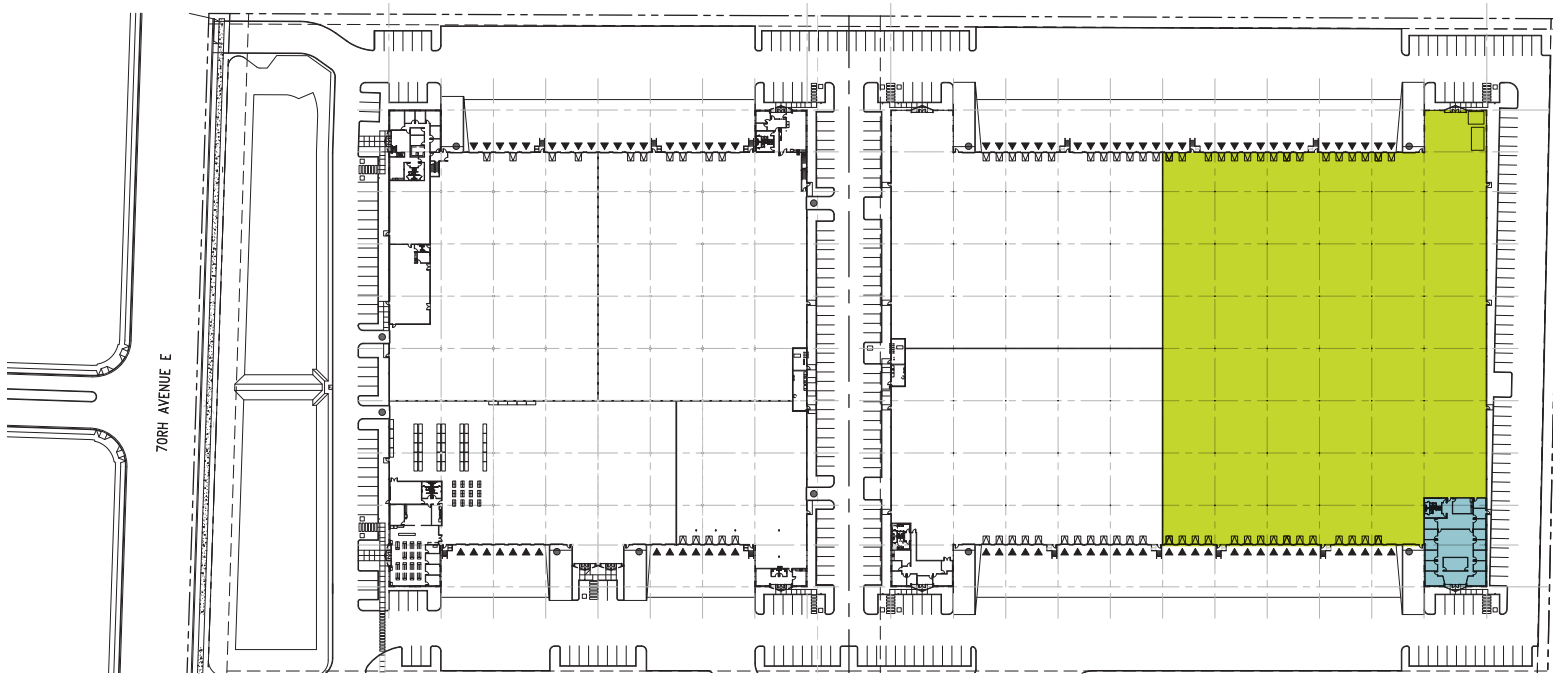
4,000
office square feet

Sept 2026
available

■ Suite ■ Office ● Grade level/drive up dock ▲ High Dock



Suite B



121,360
total square feet

5,130
office square feet

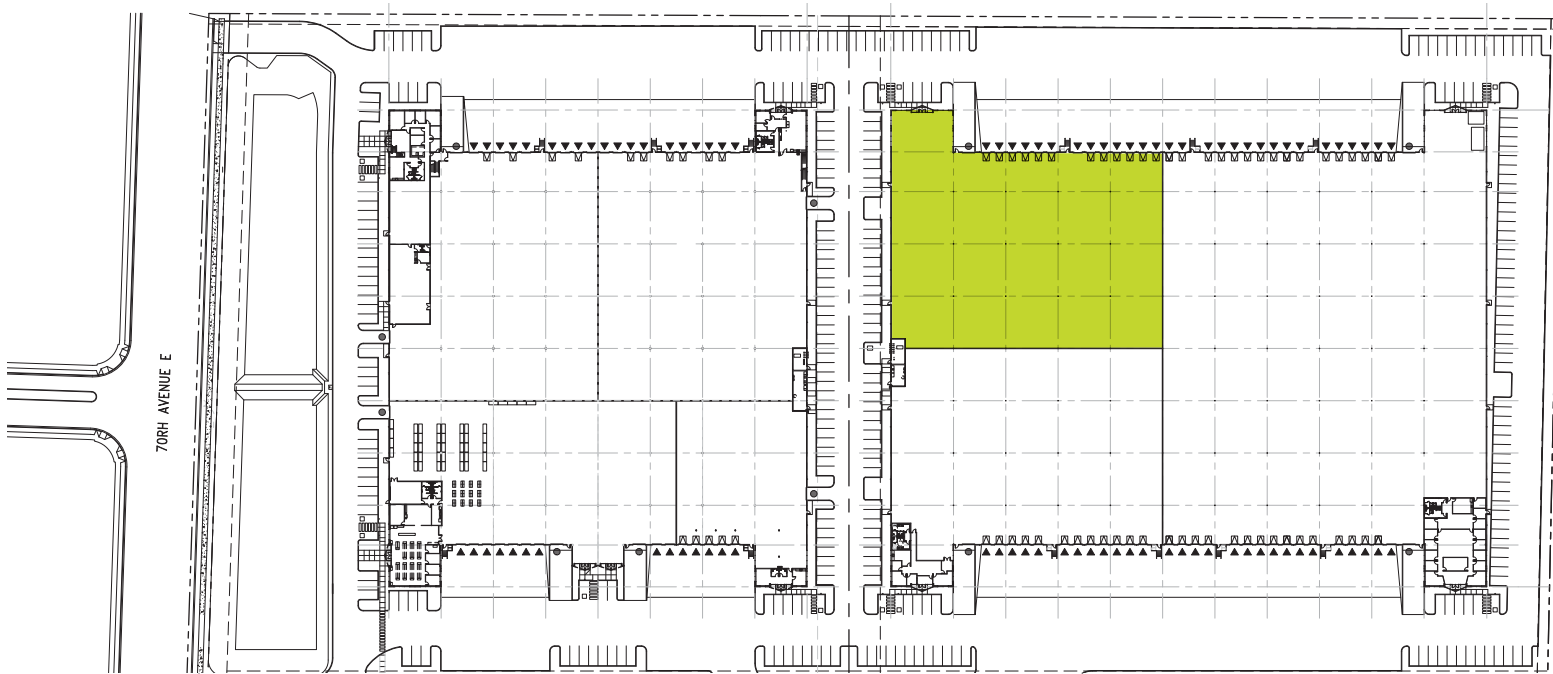
Now
available

Can be combined with Suite C for
up to 173,976 SF of warehouse and
5,380 SF of office

■ Suite
 ■ Office
 ● Grade level/drive up dock
 ▲ High Dock



Suite C



52,616
total square feet

250
office square feet

Now
available

Can be combined with Suite B for
up to 173,976 SF of warehouse and
5,380 SF of office

■ Suite
 ■ Office
 ● Grade level/drive up dock
 ▲ High Dock





Port of Tacoma

Tacoma

Fife

Pacific Coast Corporate Park

15 min

drive to Port of Tacoma

7 min

drive to I-5

Immediate Access



Port of Seattle

SeaTac Airport

Port of Tacoma

Pacific Coast
Corporate Park



15 min

drive to Port of Tacoma



7 min

drive to I-5



28 min

drive to SeaTac Airport



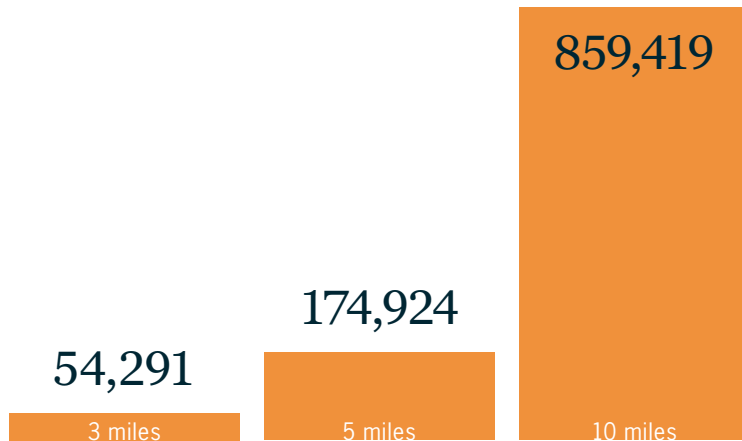
45 min

drive to Port of Seattle

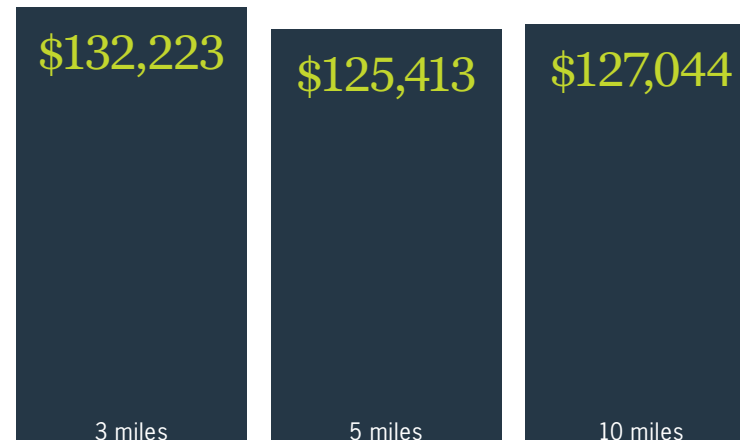
Seamless Regional Connection

Market Snapshot

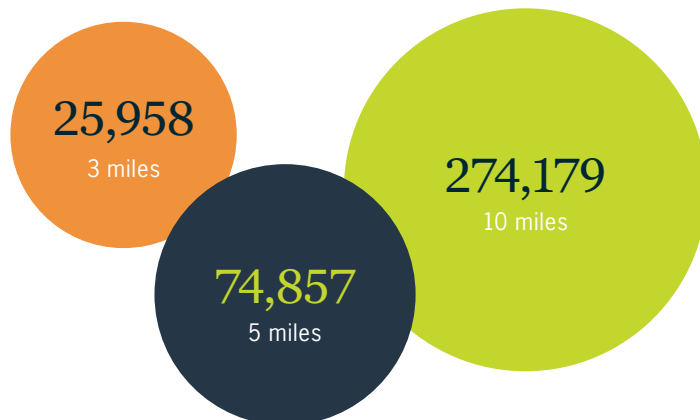
Population



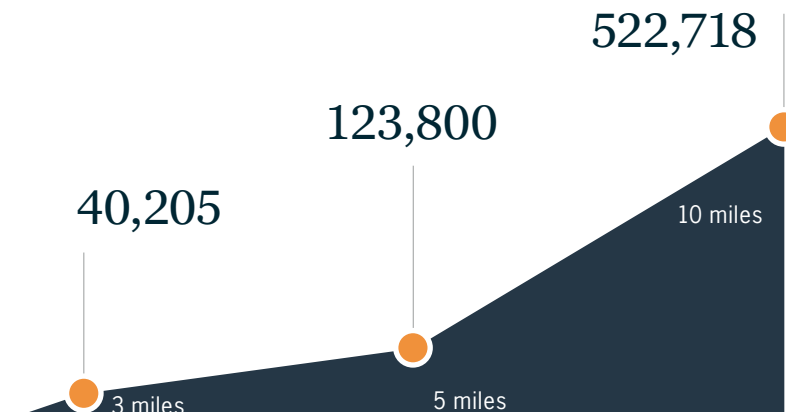
Avg Household Income



Daytime Employees



Daytime Population (16+)



Source: REGIS



Pacific Coast Corporate Park

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Owned by



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REAL ESTATE

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