

DUPONT

CORPORATE PARK

Another Project By: Parkway Capital, Inc. • Sutherland Development, LLC



DuPont Corporate Park is a 92-acre prime industrial site located in Northwest Landing right off I-5 in Dupont, Washington giving it excellent access to major cities in the region such as Seattle, Bellevue/Redmond, Tacoma, Olympia and Portland.

The project's proximity to I-5 provides excellent transportation access to and from the site, sitting squarely on prime global pathways to exploding Pacific Rim economies (the nation's shortest shipping lanes to Asia), as a logistics wellspring.

DuPont Corporate Park offers the ability to offer a number of configurations to accommodate many users.



NAI Puget Sound Properties

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Product Features

- Fully entitled 92 acre site
- Finished building delivery in 12 months
- Fully permitted site with building plans for a 790,000 square foot building (the City of DuPont will allow modifications to existing building plans)
- Direct access to I-5 and Ports with no roundabouts on route - site is serviced by two interchanges
- Parcels available for sale - land price includes all off-site development requirements, impact fees and system development charges
- Build-to-suit buildings 200,000 to 1,600,000 square feet for sale or lease
- Flexible zoning allows for manufacturing, warehouse and distribution as well as office campus and laboratory facilities
- Established distribution and manufacturing location with Dania, FedEx, Pier 1 Imports and The Western Group
- Site and arterial access located outside of all FEMA floodplains (current or proposed)
- Located within Northwest Landing's 3,000 acre master planned community
- Community center has banking, restaurants, coffee shops, hotels, apartments and two 18-hole golf courses



Nearby Amenities



Nearby Lodging

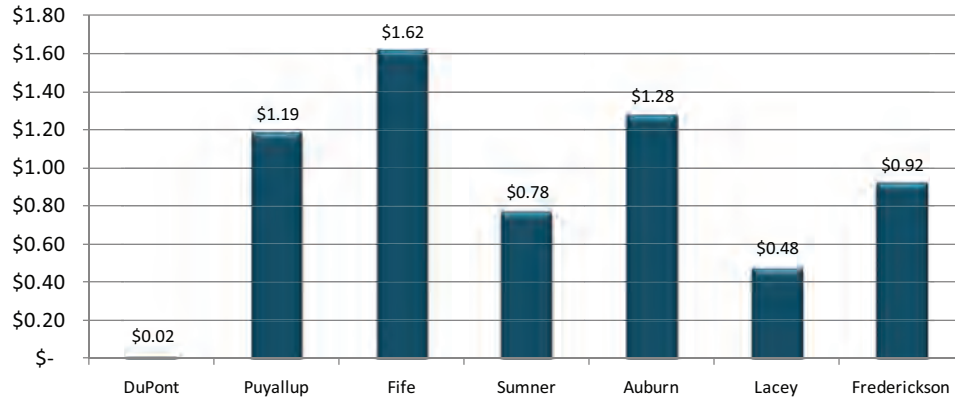


Nearby Transportation



Comparative Cost PSF of Land Area

for System Development Charges and Traffic Impact Fees



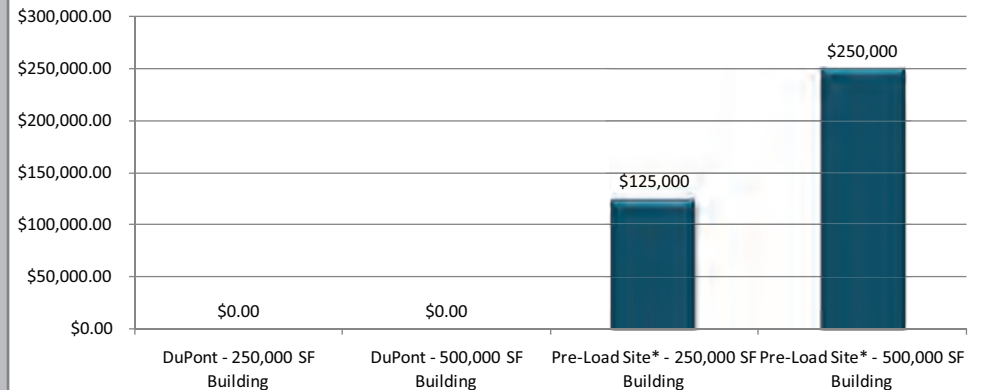
Port of Tacoma Drayage Cost Comparison

(Source: Bridge Terminal Transport; 2011)



Pre-Load Cost Comparison

(*Pre-Loading is typically required in the Kent, Auburn, Pacific, Sumner, Fife and Puyallup areas. Sites in these areas also typically require an additional six months for construction due to soil conditions)



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