



DuPont Corporate Park Features

Direct Arterial Access to Interstate 5

Port of Seattle	40 minutes
SeaTac Airport	30 minutes
Port of Tacoma	20 minutes
Portland/I-84	120 minutes

Proven Distribution and Manufacturing Location

Dania Office Furniture Distribution Facility
Pier One Imports Distribution Facility
FedEx Regional Distribution Facility
The Western Group

Proven Office and Research Location

State Farm
Intel

Site Conditions

Gravel soils allow for heavy load capacities and year-round construction

Soils allow for immediate construction (no surcharging/pre-loading required)

The site has been cleared and is ready for mass-grading

Utilities

<i>Water:</i>	City of DuPont - 12" main at site with 100,000 gallons per day allocation (additional capacity available if required).
<i>Electricity:</i>	Puget Sound Energy - Site is adjacent to Sub-Station with 10 megawatts of power immediately available and up to 25 megawatts available with transformer enhancement.
<i>Gas:</i>	Puget Sound Energy - Commercial gas service is available along the Center Drive frontage.
<i>Sewer:</i>	Pierce County - Sanitary Sewer mains border the site along the Center Drive frontage and western boundary. There are multiple sewer stubs into the site for connection to the main.
<i>Communications:</i>	Comcast has fiber optic cable available and Qwest has phone and data communication lines available. Both providers have existing utilities located along the Center Drive frontage and along the property's north end.