

For Lease > 439,932 SF

# woodbridge

C O R P O R A T E P A R K

Weyerhaeuser Way S & S 341st Street · Federal Way, WA

Colliers

IRG

Industrial  
Realty Group, LLC

## NEARING COMPLETION!

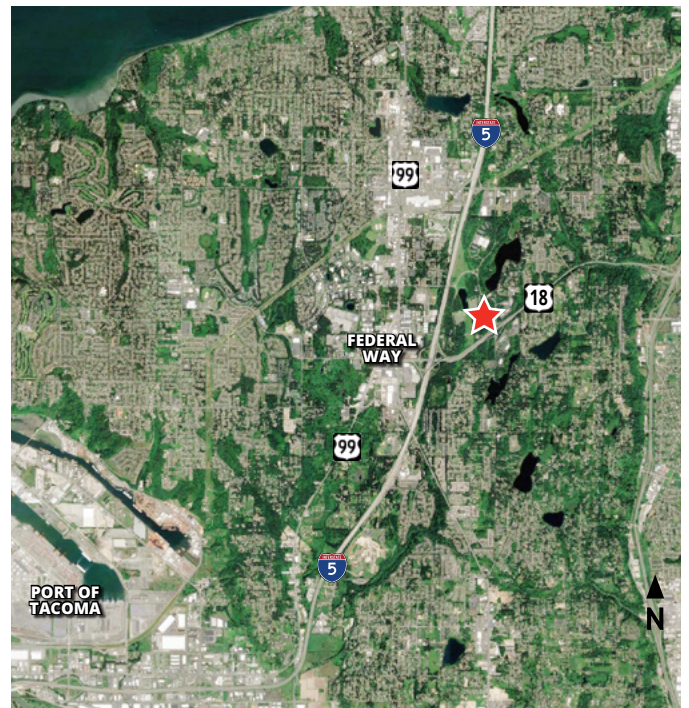


### FEATURES

- » Building A: 225,882 SF; Building B: 214,050 SF (divisible)
- » Building A office: 4,198 SF; Building B office: 4,198 SF
- » Concrete tilt construction
- » 32' clear height
- » Dock-high and grade-level loading
- » LED warehouse lighting
- » ESFR sprinkler system
- » Available: Spring 2023

### LOCATION

- » Park-like corporate campus setting
- » 32+ acre site includes access to walking trails, North Lake and multiple open space areas across the property
- » Easy access to Interstate 5, Highway 18 and Highway 99
- » Approximately 14 miles to Sea-Tac International Airport
- » Less than 10 miles to the Port of Tacoma
- » Located outside of the 100-year floodplain



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## BUILDING A

33815 Weyerhaeuser Way S | Federal Way, WA

### SIZE

225,882 SF

### OFFICE

4,198 SF

### CLEAR HEIGHT

32'

### SPRINKLER

ESFR system

### POWER

4,000 amps 227/480 volt

### LIGHTING

LED warehouse lighting,  
15' candles measured  
36" above the floor

### LOADING

35 dock-high doors  
2 grade-level doors

### BLDG. DIMENSIONS

320' x 685'

### COLUMN SPACING

50' x 50' typical

### TRUCK COURT

130'-185' truck court  
with concrete apron

### PARKING

± 255 auto parking stalls  
± 30 trailer parking stalls

### AVAILABLE

Spring 2023

## BUILDING B

33855 Weyerhaeuser Way S | Federal Way, WA

### SIZE

214,050 SF

### OFFICE

4,198 SF

### CLEAR HEIGHT

32'

### SPRINKLER

ESFR system

### POWER

3 phase 227/480 volt

### LIGHTING

LED warehouse lighting,  
15' candles measured  
36" above the floor

### LOADING

35 dock-high doors  
2 grade-level doors

### BLDG. DIMENSIONS

310' X 679.5'

### COLUMN SPACING

50' x 50' typical

### TRUCK COURT

130' truck court with  
concrete apron

### PARKING

± 249 auto parking stalls

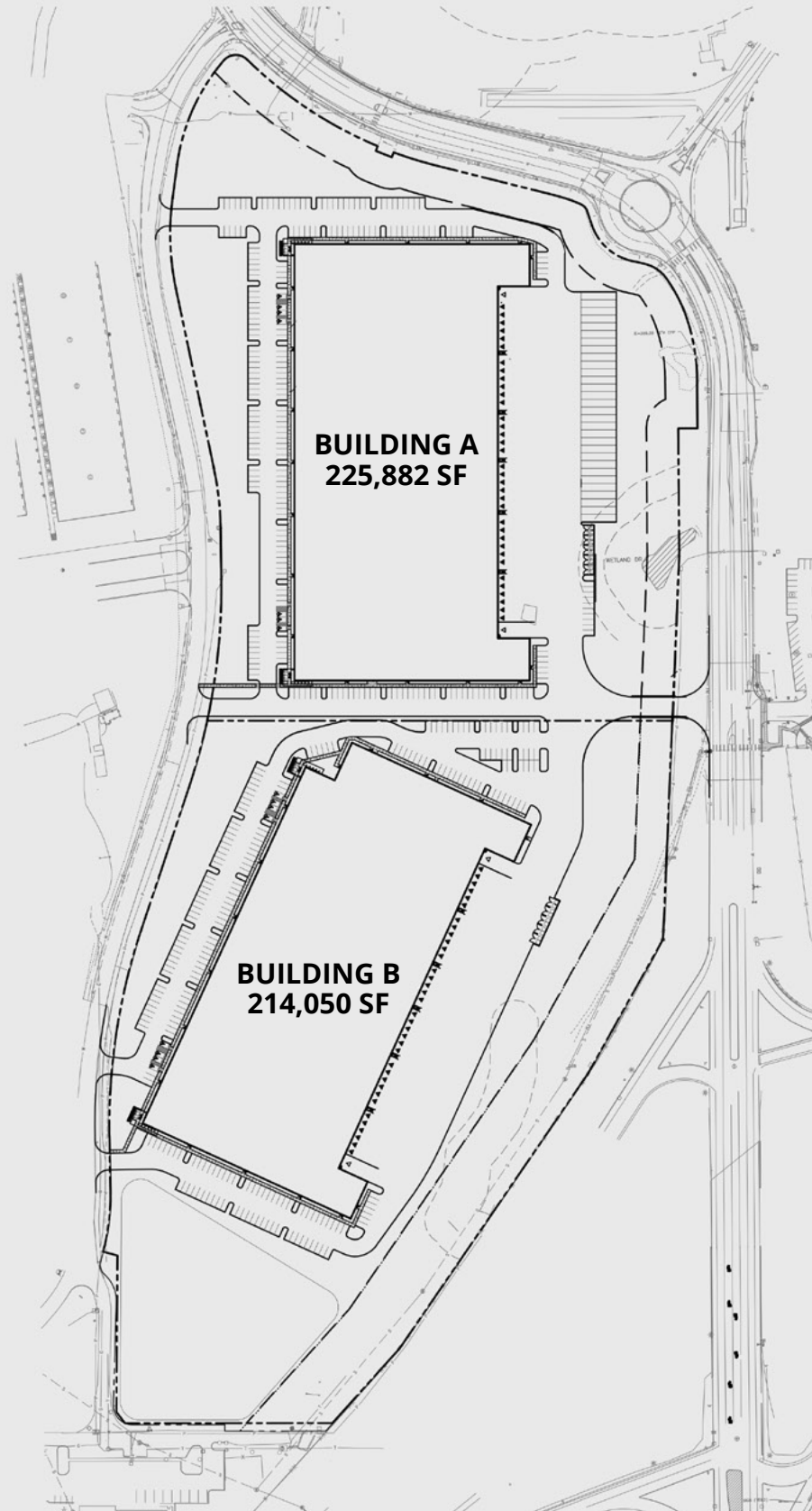
### AVAILABLE

Spring 2023

# woodbridge

CORPORATE PARK

Weyerhaeuser Way S & S 341st Street · Federal Way, WA



**BUILDING A**  
225,882 SF

**BUILDING B**  
214,050 SF

▲ DOCK-HIGH DOOR  
△ GRADE-LEVEL DOOR

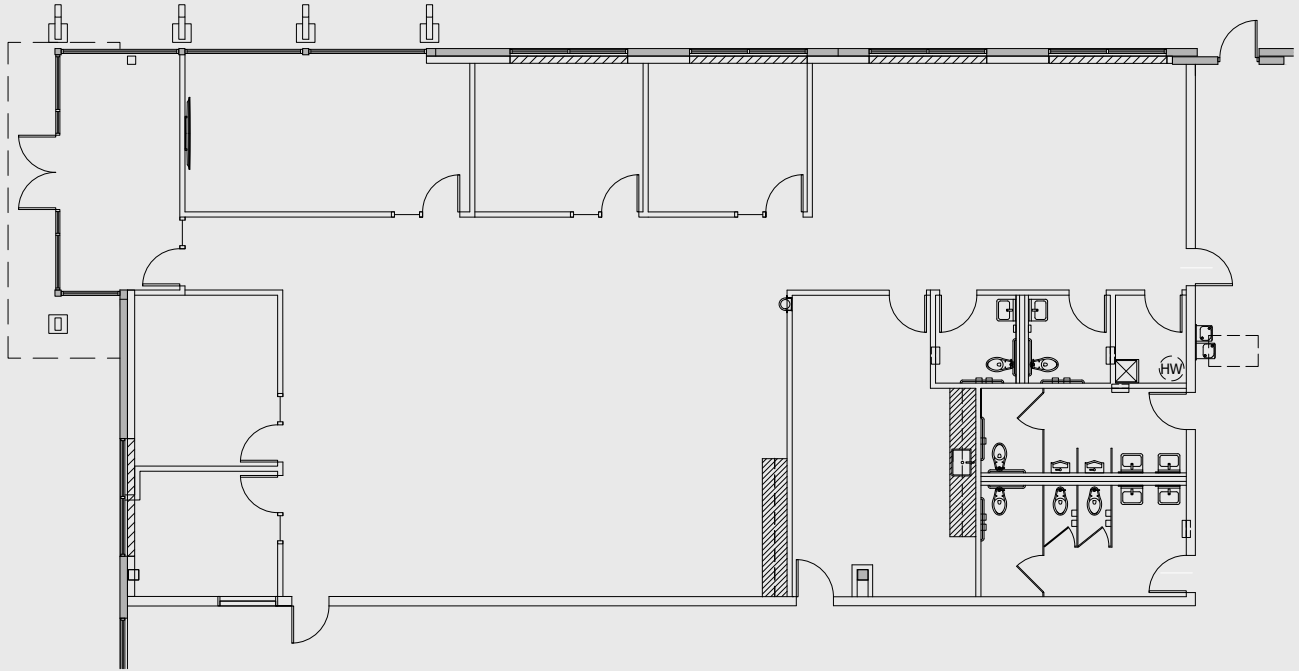


# woodbridge

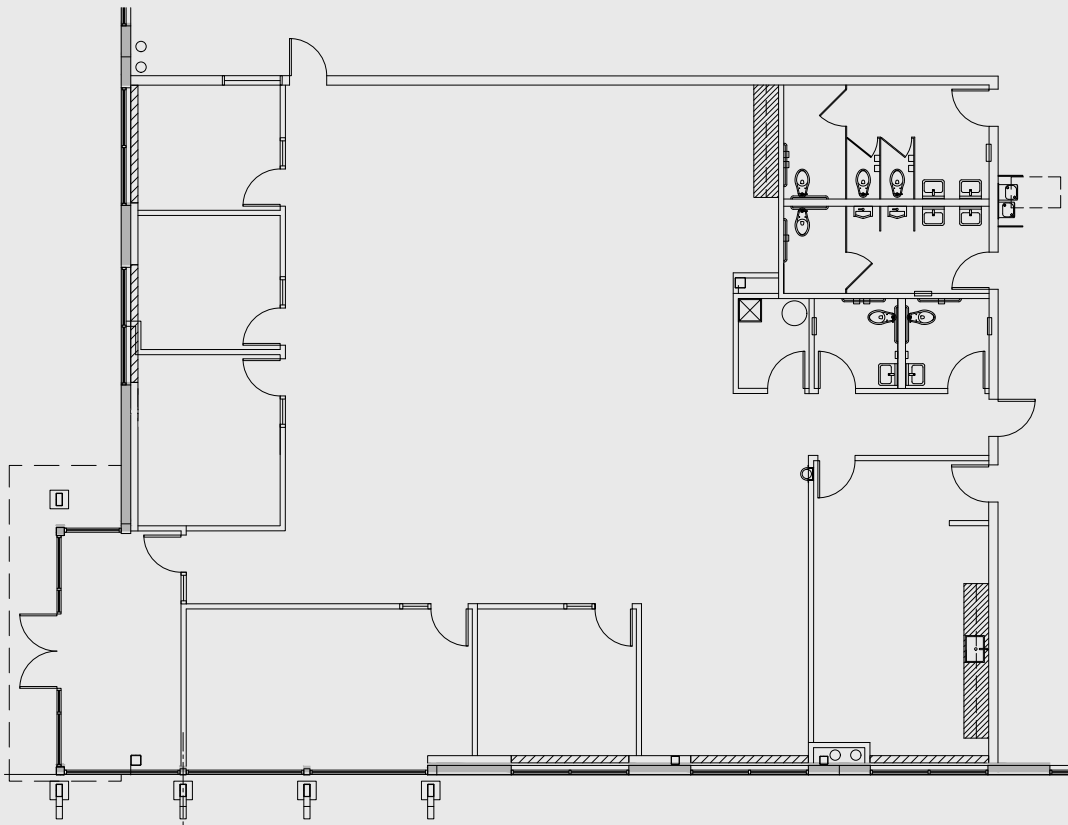
## CORPORATE PARK

Weyerhaeuser Way S & S 341st Street · Federal Way, WA

### BUILDING A OFFICE PLAN—4,198 SF



### BUILDING B OFFICE PLAN—4,198 SF







Nature blends with function to create a unique working environment at Woodbridge Corporate Park. Located on 32+ acres minutes from the State Route 18 exit of Interstate 5 in southern King County, this diverse complex offers ultra-modern, newly built industrial space in a park-like setting. Walking and biking trails bisect the campus, combining with open space to support recreation, wellness activities and easy interaction between Woodbridge Corporate Park's industrial, office and technology components. Shopping, dining and entertainment can be found a few miles away at Federal Way Commons and Federal Way Crossings, while peaceful reflection is available at the adjacent Rhododendron Species Botanical Garden. Seattle, Bellevue and other Puget Sound destinations are accessible either via highway or nearby public transit at the Federal Way Transit Center.



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