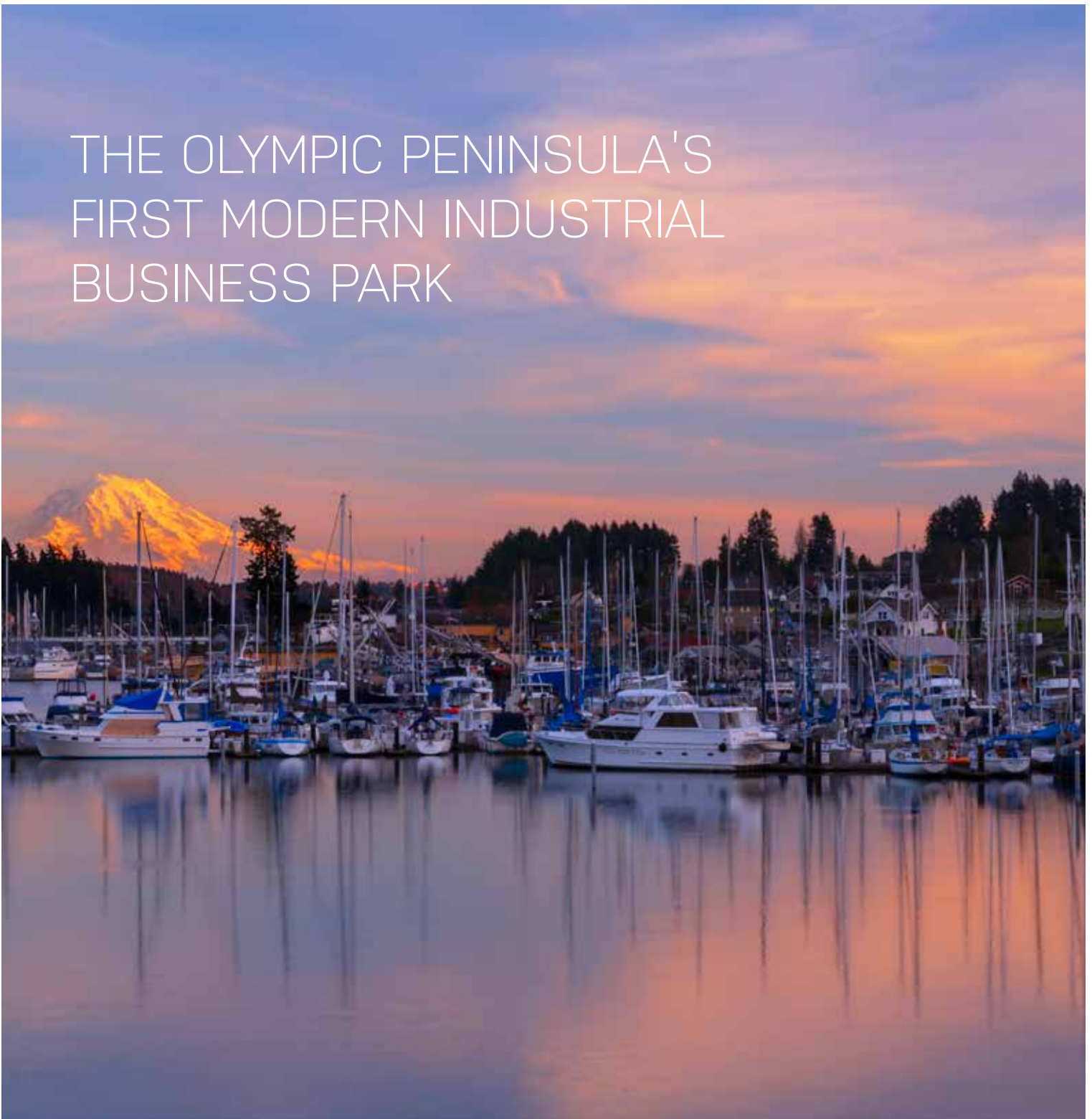


THE OLYMPIC PENINSULA'S FIRST MODERN INDUSTRIAL BUSINESS PARK



Latitude 47

Commerce Center LLC



STRATEGIC LOCATION, STATE-OF-THE-ART FACILITY

Latitude 47 Commerce Center is a 38-acre industrial / business park strategically located between two SR-16 Freeway interchanges in beautiful Gig Harbor, Washington. Latitude 47 Commerce Center is designed to provide for manufacturing, assembly and distribution companies serving Gig Harbor, Bremerton and the communities of the Olympic Peninsula.

- Delivery of 320,000 SF in 5 buildings
- Planned building sizes ranging from 24,650 SF to 75,800 SF with potential for a single building shell of 160,000 SF
- Flexible tenant sizes—from 8,000 SF
- Office build-to-suit designed for tenant specifications
- 30'-32' interior clear height
- Dock-high and drive-in loading doors
- ESFR fire sprinkler system
- Mezzanine capabilities for office or manufacturing operations
- Plentiful employee parking
- Strong community support for new Gig Harbor jobs

Latitude 47 Commerce Center is perfectly suited for companies seeking a state-of-the-art facility with an excellent distribution pipeline to the Key and Olympic Peninsulas, and Western Washington.

PHASE I—SCHEDULED FOR FIRST QUARTER 2020 | FOR LEASE | INDUSTRIAL | BUILD-TO-SUIT



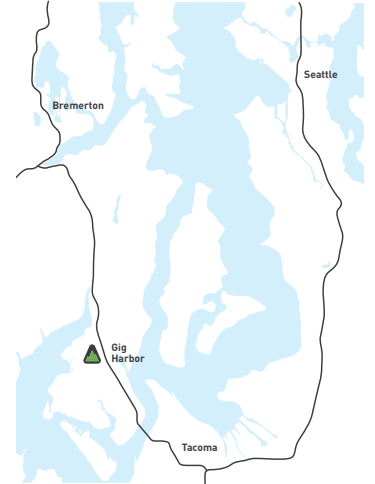
ACCESS TO LATITUDE 47

Latitude 47 Commerce Center is well-positioned between Seattle, Tacoma and Bremerton in the city of Gig Harbor, Washington. It is strategically located off of SR-16, between the Pioneer Way and Burnham Drive NW exits.

LOCAL MAP



REGIONAL MAP



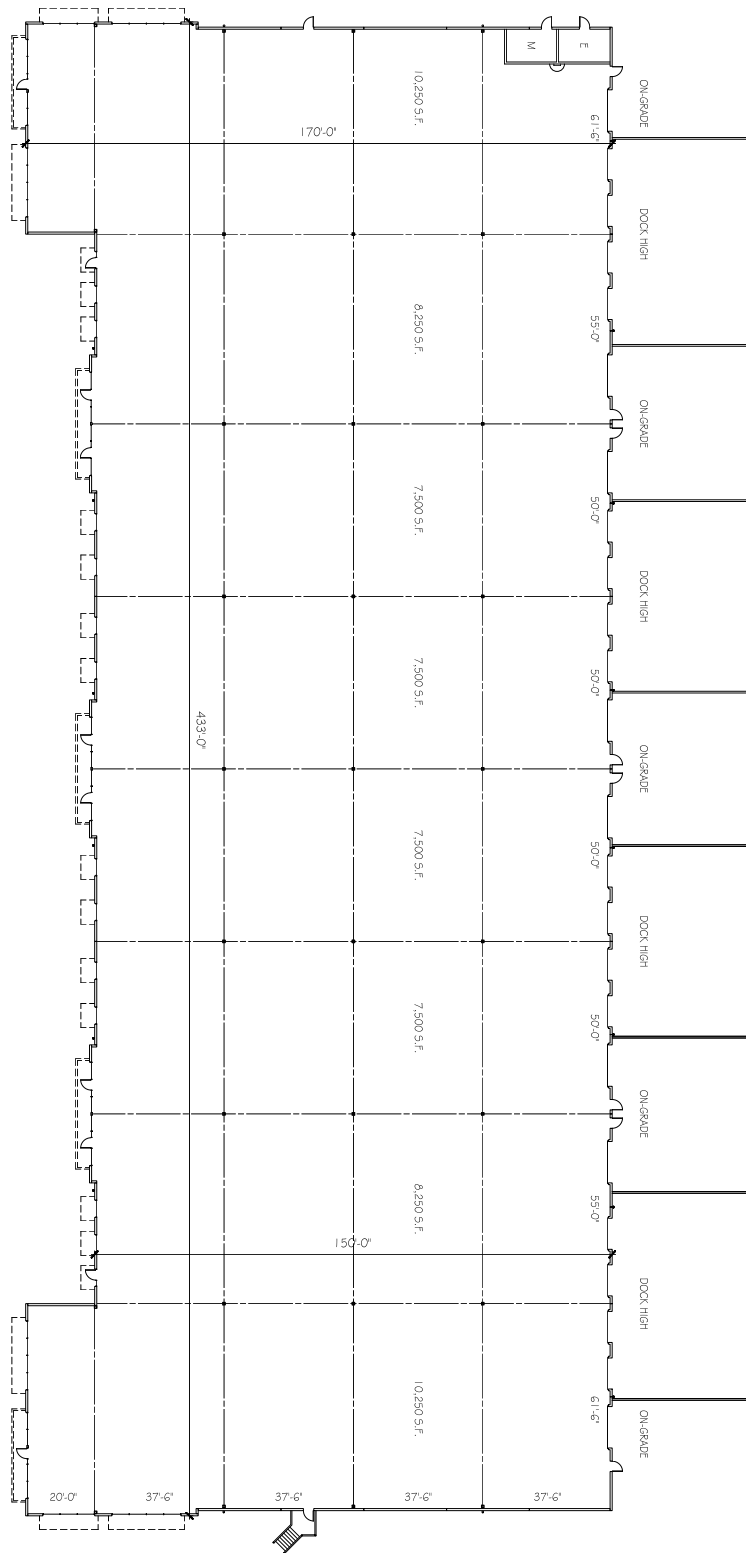




SITE PLAN

Total Gross Area: 320,000 SF in 5 buildings

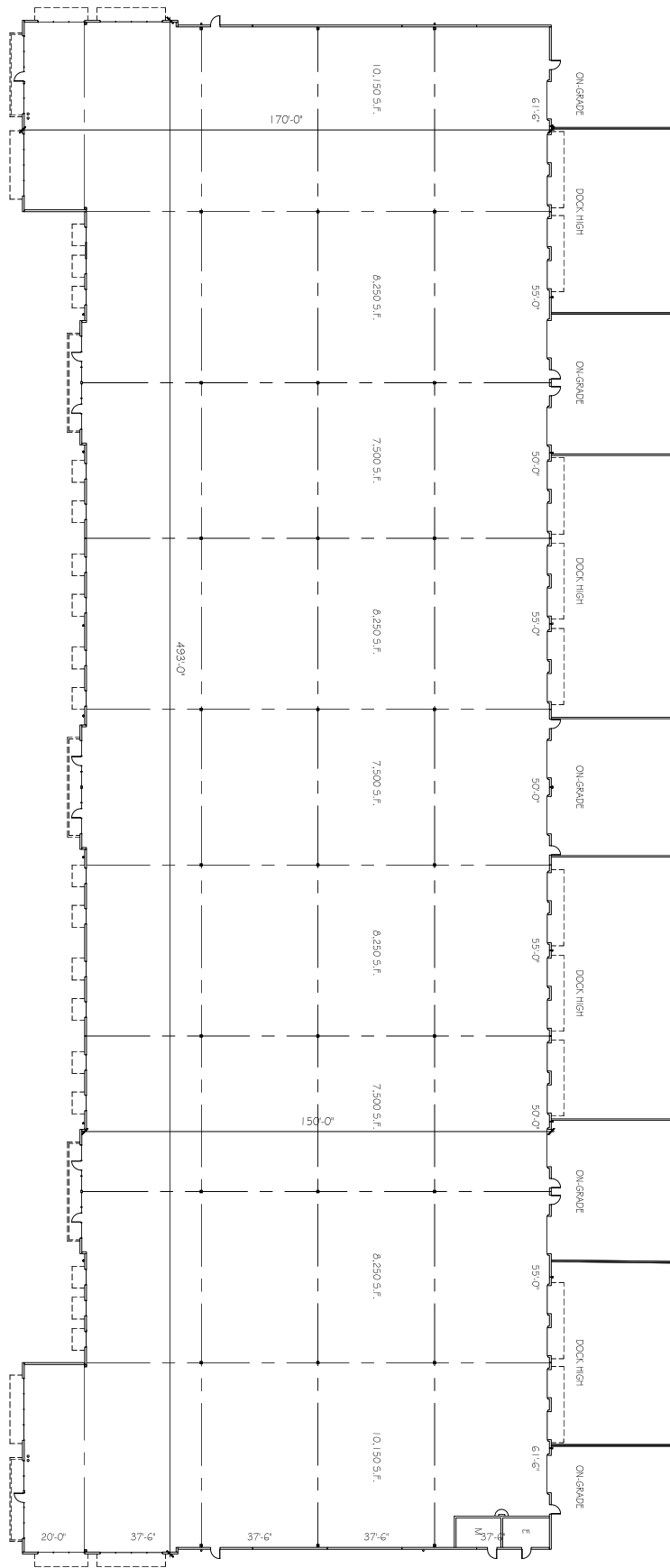




BUILDING B

Total Gross Area: 67,000 SF

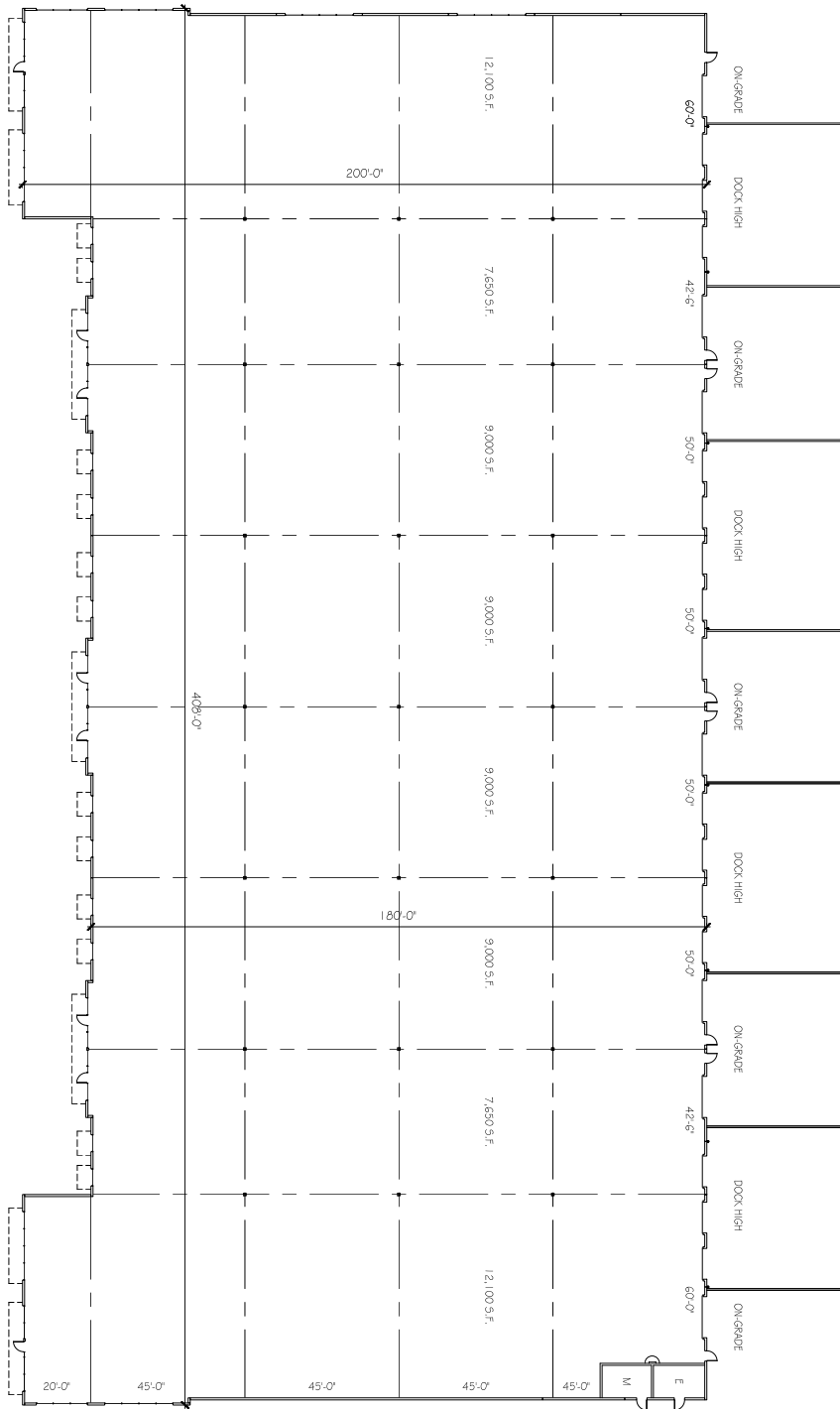




BUILDING C

Total Gross Area: 75,800 SF

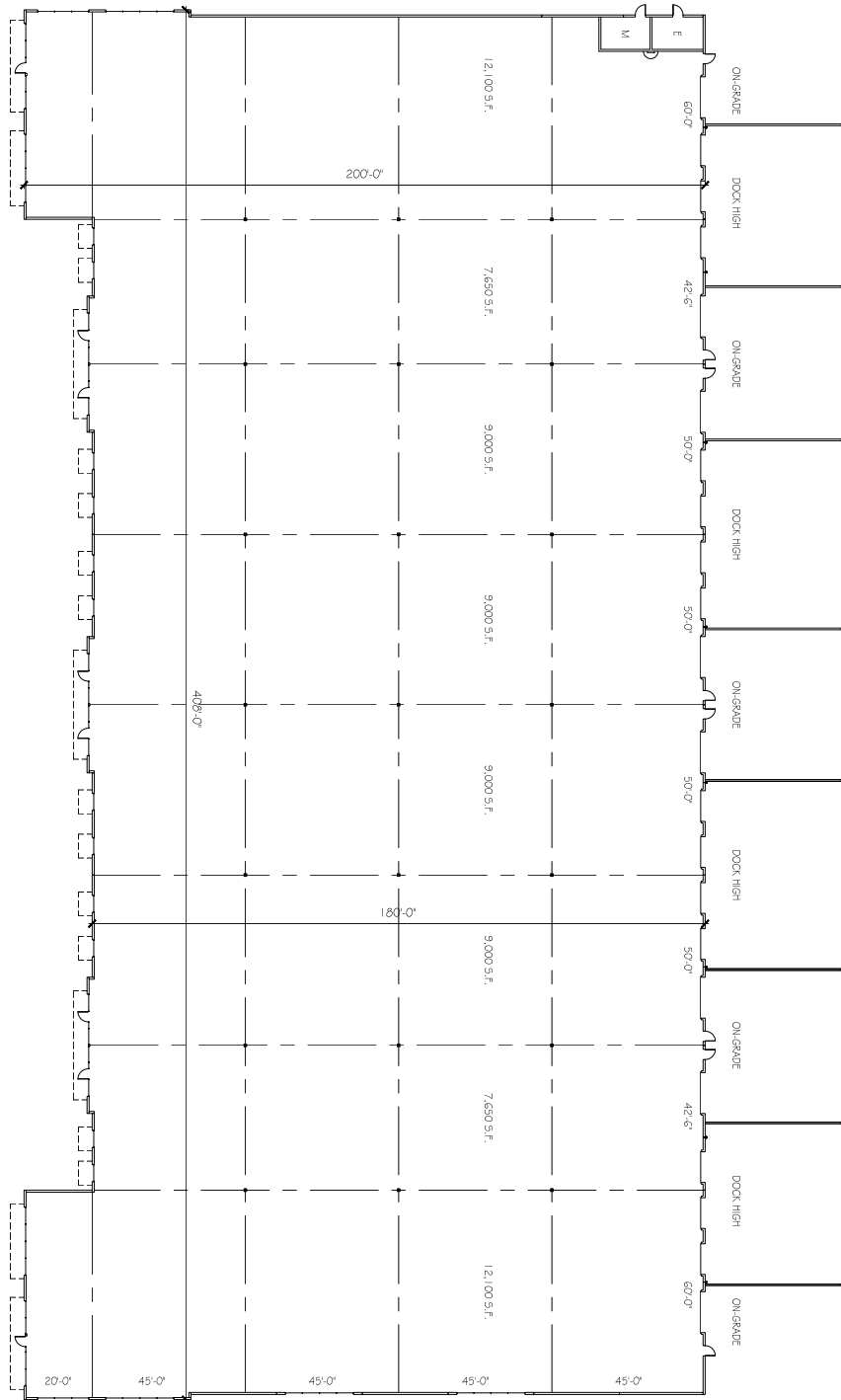




BUILDING D

Total Gross Area: 75,500 SF





BUILDING E

Total Gross Area: 75,500 SF





ONE OF THE BEST SMALL TOWNS IN AMERICA

Gig Harbor is a maritime city teeming with stunning shorelines, forested parks and a walkable downtown. Located on the western edge of the Puget Sound, it offers an ideal sylvan location for businesses looking to expand operations, reduce distribution costs and provide an attractive home base for employees.

Named one of the Best Small Towns in America by *Smithsonian Magazine* in 2012, Gig Harbor boasts a scenic harbor setting – a vibrant hub of lively gourmet restaurants, local art galleries and watersport culture. Greater Gig Harbor extends from the Key Peninsula to Fox Island, providing employees a wide choice of family-friendly residential districts.

Housing in greater Gig Harbor offers attractive and diverse opportunities, from gated waterfront communities with luxury homes to affordable condominiums and apartments ranging in price point. The area is part of the Peninsula School District, one of the best in Washington State with eight elementary schools, four middle schools and three high schools. Students consistently score in the top 10 percent in the State, and nearly 80 percent of students go on to graduate and attend college or technical training.



WE'RE HERE TO HELP.

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