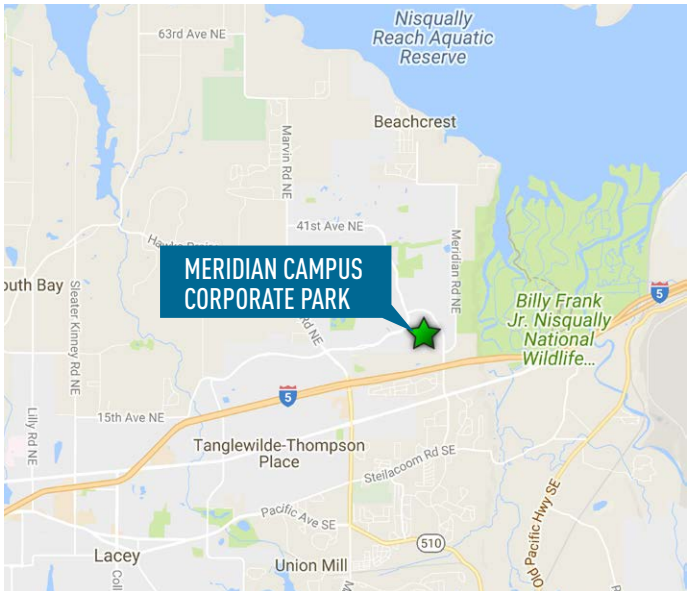
Meridian Campus Corporate Park Building D & E

Warehouse/Distribution

Available for Lease

9127 & 9107 Polaris Lane NE | Lacey, WA

CBRE is pleased to offer the newest opportunity at Meridian Campus Corporate Park, a premiere development project from Dermody Properties. The Meridian Campus Corporate Park in Lacey, Washington consists of three buildings totaling 459,551 square feet and 18 acres of land upon which Dermody Properties is developing a new distribution facility totaling 318,028 square feet. Construction has started with a completed shell delivery date of August 2018.



A Dermody Properties project represented by:

Andrew Hitchcock
Senior Vice President
CBRE | Seattle
T + 1-206-442-2719
andrew.hitchcock@cbre.com

Monte Decker
First Vice President
CBRE | Tacoma
T + 1-253-596-0041
monte.decker@cbre.com

Chris Cowles
Associate
CBRE | Tacoma
T + 1-253-596-0048
chris.cowles@cbre.com

DERMODY PROPERTIES

Dermody.com

CBRE

cbre.com

Property Overview

Available Space Total: ±459,551
For Sale or Lease $0.42/PSF (Shell) / $0.90 PSF (Office)

PROPERTY SUMMARY

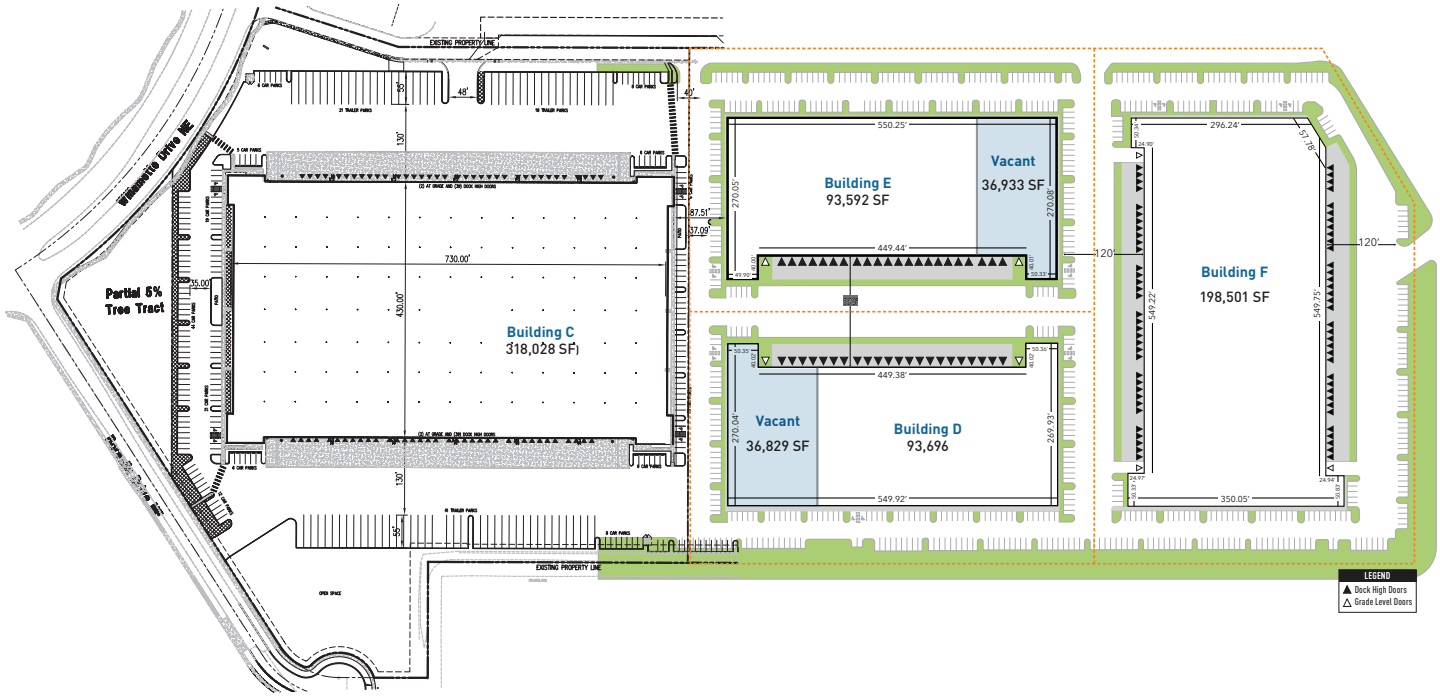
Building D - 9127 Polaris Lane NE		Building E -9107 Polaris Lane NE	
Vacancy Size: ±36,829 SF	**Clear Height:** 30' Clear Height	**Vacancy Size:** ±36,933 SF	**Clear Height:** 30' Clear Height
Office Area: Build-to-Suit	**Loading Doors:** 5 dock-high (2 pit levelers) 1 oversized drive-in door ramp	**Office Area:** Build-to-Suit	**Loading Doors:** 9 dock-high (2 pit levelers) 1 oversized drive-in door ramp
Column Spacing: 50' x 50'	**Fire Protection System:** ESFR	**Column Spacing:** 50' x 50'	**Fire Protection System:** ESFR
Parking: 50 spaces	**Lighting:** LED Energy Efficient Lighting - 2% Skylight coverage	**Parking:** 48 spaces	**Lighting:** LED Energy Efficient Lighting - 2% Skylight coverage
Year Built: 2009	**Structure Exterior:** Concrete Tilt-up	**Year Built:** 2009	**Structure Exterior:** Concrete Tilt-up
Site Area: 18 Acres	**HVAC Systems:** Chiller freezer	**Site Area:** 18 Acres	**HVAC Systems:** Chiller freezer
Zoning: Industrial Commercial	**Electric:** 3-Phase power, 600 amps	**Zoning:** Industrial Commercial	**Electric:** 3-Phase power, 600 amps
Floors: 6" Concrete Slab	**Roof:** 45 mil Single Ply TPO roof - R-19 vinyl faced insulation	**Floors:** 6" Concrete Slab	**Roof:** 45 mil Single Ply TPO roof - R-19 vinyl faced insulation

Estimated Drive Times

Seattle	60 minutes
Tacoma	30 minutes
Portland	120 minutes

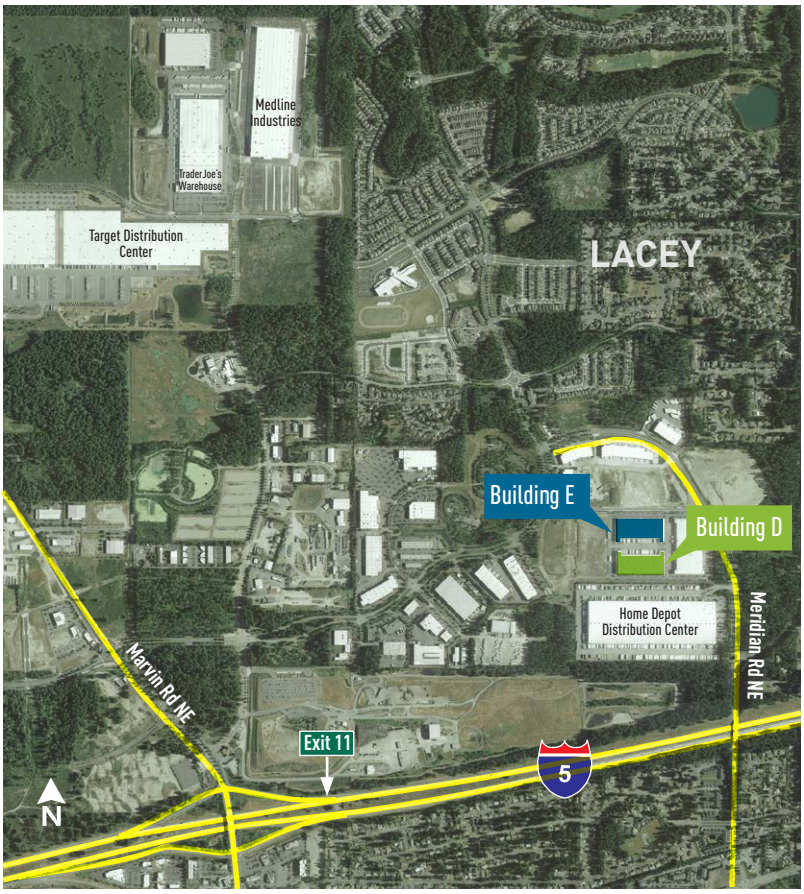
Site & Floor Plan

EXISTING SITE PLAN



Lacey, Washington Overview

Meridian Campus Corporate Park in Lacey, WA is home to some of the largest companies within the Puget Sound Region. Home Depot, Target, Trader Joe's, and Medline have large regional distribution centers here. Located within 30 minutes of the Port of Tacoma and less than 2 hours from the Port of Portland, Meridian Campus is strategically positioned well for companies looking to service both the Puget Sound and Portland markets from a single location. Supported by the Washington State capitol in nearby Olympia, WA and Joint Base Lewis-McChord in Lakewood, WA immediately north, it offers a diverse location that has immediate access to Interstate 5 via Exit 111 or Exit 114.



About Dermody Properties

Dermody Properties is a privately owned industrial real estate investment, development and management firm which specializes in acquisitions and development of industrial real estate in strategic locations for e-commerce fulfillment centers, third party logistics and distribution customers. Founded in 1960, Dermody Properties has invested in more than 70 million square feet of industrial space.

LogistiCenterSM is a national trademark brand, owned and developed by Dermody Properties. It represents the firm's business philosophy of developing Class A distribution facilities that meet the supply-chain requirements of the most innovative companies. All LogistiCenterSM facilities are designed to meet best practices in sustainable design and construction, and incorporate building features, such as additional clear height and extra trailer and car parking, that enable companies to execute their operations more effectively and efficiently.

DERMODY PROPERTIES

Dermody.com | Phil Wood: 206-660-4547

CBRE

1420 Fifth Avenue | Suite 1700 | Seattle, WA 98101

© 2017 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. PMStudio_December_2017