

RENTON LOGISTICS CENTER Fact Sheet

LOCATION: 300 S.W. 27th Street / 2501 East Valley Road
Renton, Washington

OWNER: TCAM Core Property Fund OPE

JURISDICTION: City of Renton

ARCHITECT: Connell Design

CONTRACTOR: Poe Construction

DEVELOPMENT:

Parcel Number: 219310-0010
Site Area: 22.38 acres
Rentable Area: 481,134 square feet
Number of Stories: One, with some mezzanine office area
Parking: Approximately 386 striped stalls (more are available)
Trailer Parking: Approximately 44 striped stalls (more are available)
Standard Bay Size: 52' x 50'
Bay Depth: Varies – typical depth is 528' 8" from dock door to dock door;
length is 820' 2"
Year Built: 1996
Zoning: IL – City of Renton

BUILDING SPECIFICATIONS:

Truck Maneuvering: From 130' to 215'
Clear Height: Approximately 30'
Original Electrical Service: 3,000 amps, 277/480 volt, 3 phase for entire building
Heat: Gas space heat per code
Skylights/Smoke Vents: Per code
Sprinkler Rating: .32 gallons per minute over 2,000 SF (can be upgraded to ESFR)
Loading Doors: Non insulated, mechanical doors.
72 total 9' x 10' dock-high
9 total grade-level doors of various size
Roof: Asphalt 3-ply built-up with cap sheet over R-11 rigid insulation installed in 1997.
Warehouse Floor: 5" unreinforced (according to building plans)