

4204 Burlington Way
Tacoma, WA 98409

LEASED BY:



Kurv Tacoma Tacoma, WA



Q3 2026

Availability

±160 AC

Site Area

±2.5M SF

Building Area

KURVINDUSTRIAL.COM

Differentiators



BUILDING AREA

±2.5M SF



SUSTAINABILITY

LEED-Committed | Best-in-Class
ESG Performance



TOTAL OFFICE SF

Building A: 6,298 SF, 2 Story Office
Building B: 6,319 SF, 2 Story Office
Building C: 6,247 SF, 2 Story Office
Building D: 6,508 SF, 2 Story Office



SITE AREA

±160 AC



DEEP LABOR POOL

38,748 Regional Workers
23,100+ Annual Hires



CLEAR HEIGHT

40' all buildings



TRAILER PARKING

877 trailer stalls



DOOR POSITIONS

486 Dock-High / 14 Grade-Level



HEAVY POWER

3,000–4,000 Amps Available
(Additional Power on Request)



EXCEPTIONAL LOCATION

1 mile to I-5
1 mile to WA-16
5 miles to Port of Tacoma



PARKING SPACES

1,246 auto stalls



FOUR-BUILDING CAMPUS

Demisable for Flexible
Configurations to
Suit Any Requirement

[Virtual Tour](#)

[Zoning Code](#)

[Zoning Map](#)

BUILDING SPECS



BUILDING A

3810 Burlington Way

 520,039
BUILDING SF

 6,298
OFFICE SF

 124DH / 4GL
DH/GL DOORS

 ±228
TRAILER STALLS

 ±223
CAR STALLS

↕ 40'
CLEAR HEIGHT

 3,000
AMPS

BUILDING B

4204 Burlington Way

 960,718
BUILDING SF

 6,319
OFFICE SF

 184DH / 4GL
DH/GL DOORS

 ±396
TRAILER STALLS

 ±422
CAR STALLS

↕ 40'
CLEAR HEIGHT

 4,000
AMPS

BUILDING C

4708 Burlington Way

 665,015
BUILDING SF

 6,247
OFFICE SF

 118DH / 4GL
DH/GL DOORS

 ±221
TRAILER STALLS

 ±409
CAR STALLS

↕ 40'
CLEAR HEIGHT

 4,000
AMPS

BUILDING D

5024 S Madison St

 335,294
BUILDING SF

 6,508
OFFICE SF

 60DH / 2GL
DH/GL DOORS

 ±32
TRAILER STALLS

 ±192
CAR STALLS

↕ 40'
CLEAR HEIGHT

 3,000
AMPS

**Additional power can be made available – contact brokers for more information.

Unmatched Access. By Design.

Kurv Industrial is constructing an entirely new road to provide superior ingress and egress for the Kurv Tacoma campus. Designed specifically for industrial traffic, this dedicated route ensures efficient truck movement and long-term operational flexibility for every tenant.

Freeway Access

Conveniently located just 5 miles from the Port of Tacoma, KURV Tacoma offers excellent exposure with direct access to Interstate 5

1 mile
4 minutes

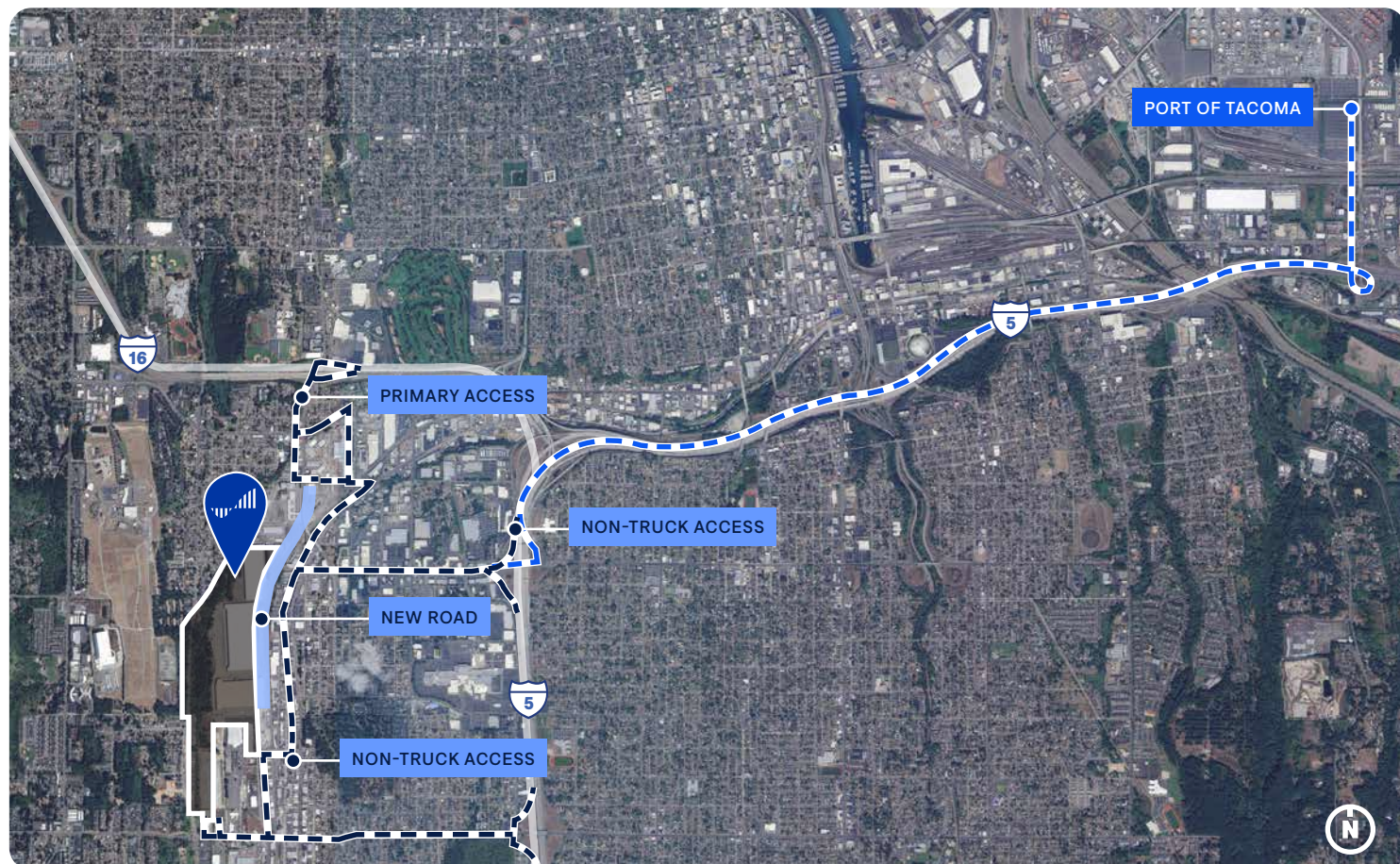
To Interstate 5

5 miles
10 minutes

To Port of Tacoma

1 mile
3 minutes

To WA-16

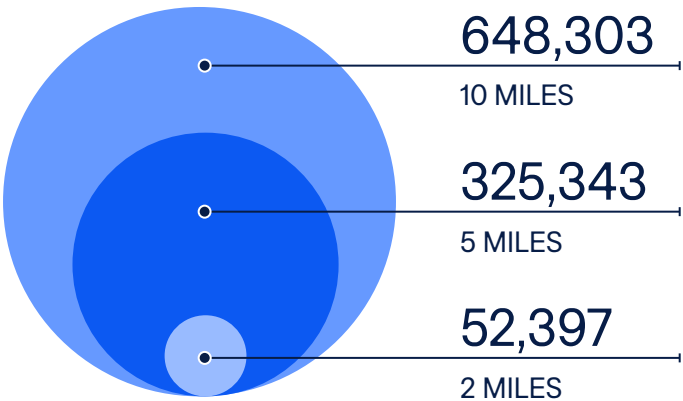


Labor Statistics

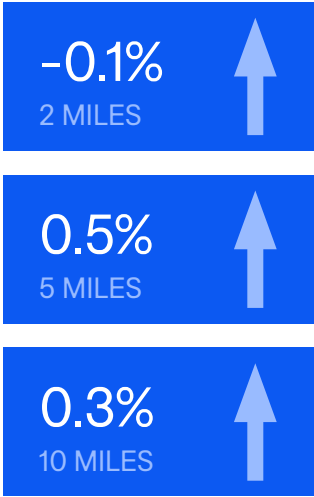
Estimated
Population 2026



Population
Forecast 2031



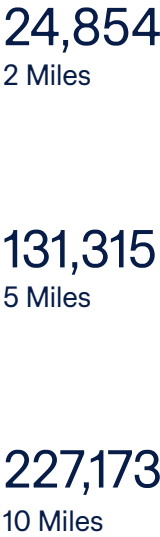
Population Growth
2026 - 2031



Average Household
Income 2026



Estimated
Employees 2026



Source: CoStar

A Workforce Built For Industrial Scale

Pierce County, WA delivers one of the Pacific Northwest's deepest logistics and manufacturing labor pools with industry concentration that exceeds the national average

38,748

Total Workers In Warehousing, Logistics & Manufacturing

2,127

Net New Jobs Projected By 2030

1,330

Employer Establishments In The Region

Top Industries by Employment

Warehousing & Storage

9,269 (+606↑ by 2030)

Couriers & Messengers

4,280 (+744↑ by 2030)

Truck Transportation

4,167 (+152↑ by 2030)

Transportation Support

3,075 (+252↑ by 2030)

Transportation Equip. Mfg.

2,873 (+99↑ by 2030)

Key Occupation & Wages

Stockers & Order Fillers

\$41,024 median - 7,259 workers

Heavy Truck Drivers

\$67,890 median - 6,357 workers

Forklift/Industrial Truck Operators

\$53,642 median - 2,208 workers

Logisticians

\$105,034 median - 1,102 workers

Laborers & Freight Movers

\$43,954 median - 6,869 workers

Light Truck Drivers

\$43,557 median - 3,569 workers

Shipping, Receiving & Inventory Clerks

\$47,051 median - 2,306 workers

Distribution & Storage Managers

\$133,915 median - 617 workers

Pierce County's warehousing and logistics sectors employ workers at more than twice the national average rate, reflecting a mature, established industry ecosystem.

Pierce County generates more than 23,100 hires annually across logistics and manufacturing - a continuously active talent pipeline ready to support operations from day one

Source: Lightcast Q1 2026 Data Set, May 2026. Pierce County, WA (FIPS 53053). Washington State Employment Security Department. Lightcast 2026.1 Employees Datarun.

HEADQUARTERED IN THE PUGET SOUND



2023 REVENUE \$574,780,000,000
OF EMPLOYEES 1,525,000
WA EMPLOYEES 87,000



2023 REVENUE \$212,000,000,000
OF EMPLOYEES 221,000
WA EMPLOYEES 58,400



2023 REVENUE \$78,600,000,000
OF EMPLOYEES 67,000
WA EMPLOYEES 7,600



2023 REVENUE \$29,500,000,000
OF EMPLOYEES 381,000
WA EMPLOYEES 10,700



2023 REVENUE \$10,400,000,000
OF EMPLOYEES 26,043
WA EMPLOYEES 10,874



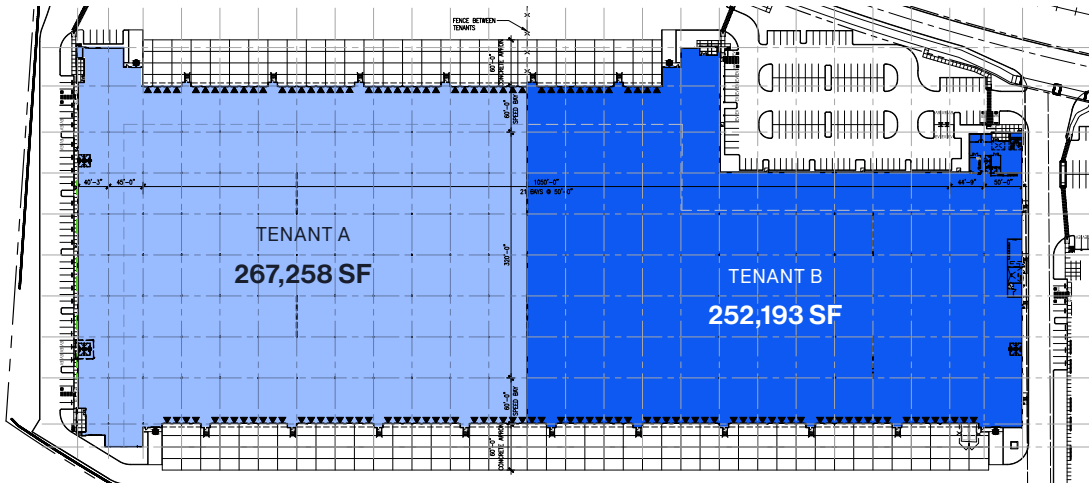
2023 REVENUE \$242,000,000,000
OF EMPLOYEES 316,000
WA EMPLOYEES 21,000

BUILDING A

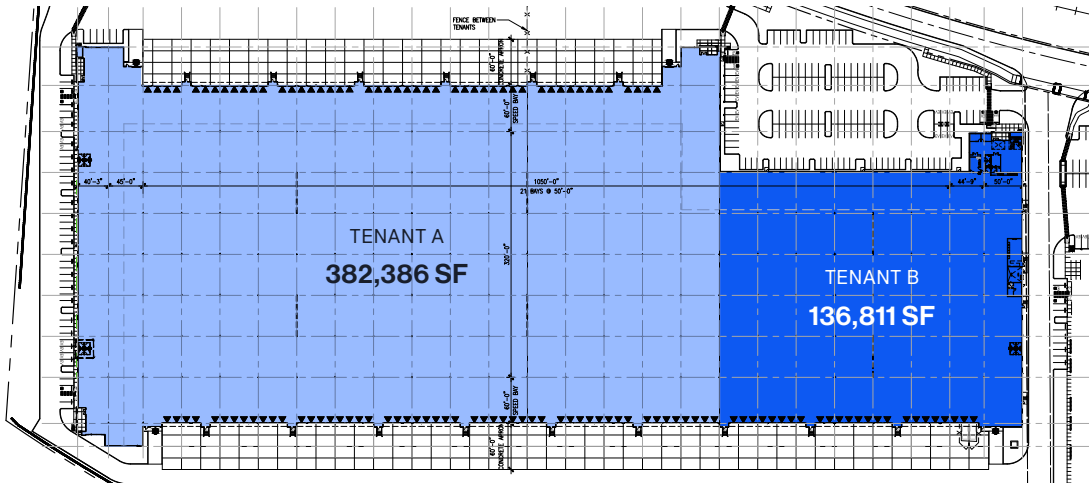
520,039 SF
Building Area

6,298 SF
Office Area

Demising Option 1



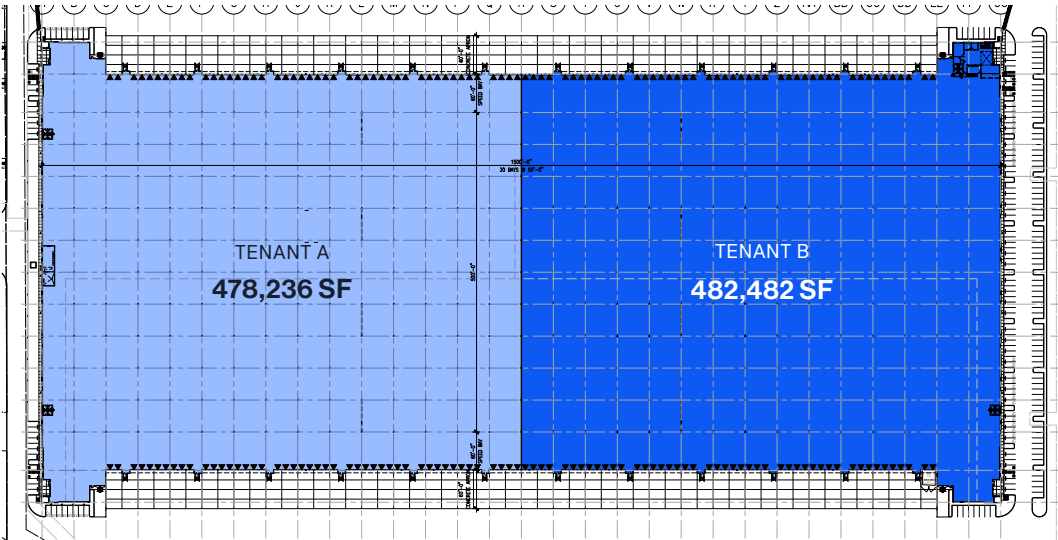
Demising Option 2



BUILDING B

960,718 SF
Building Area

6,319 SF
Office Area



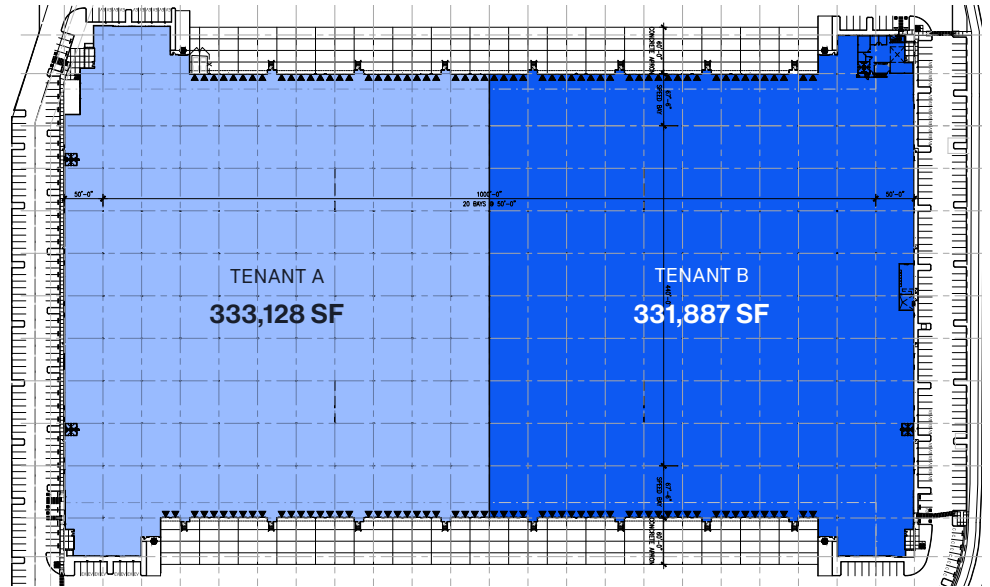
BUILDING C

665,015 SF

Building Area

6,247 SF

Office Area



BUILDING D

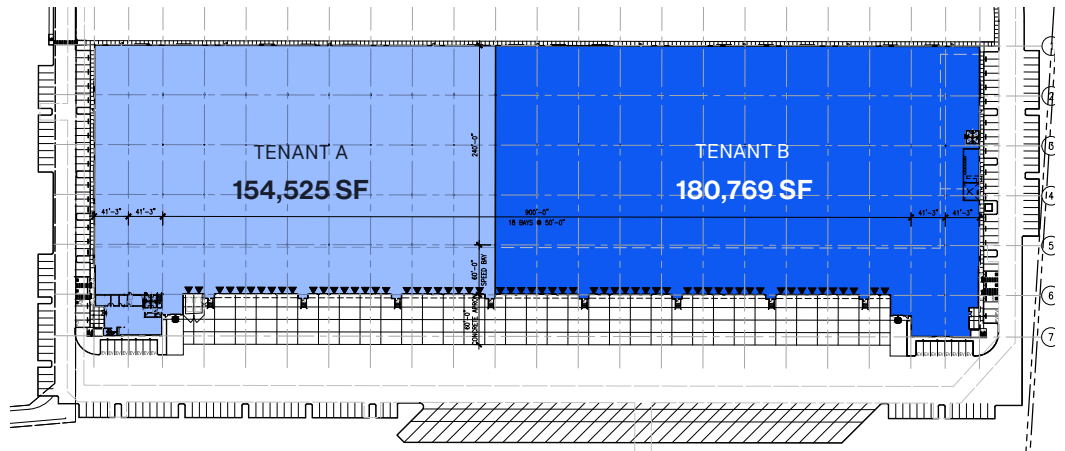
335,294 SF

Building Area

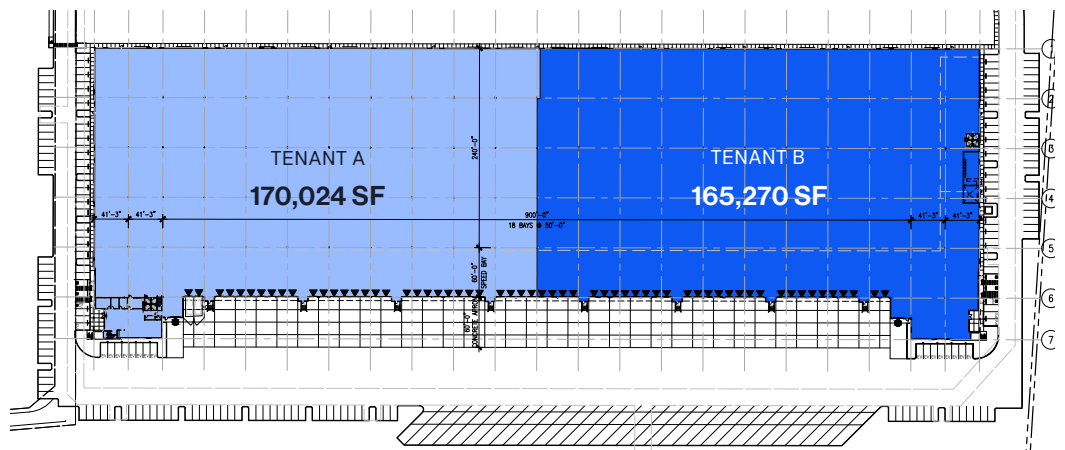
6,508 SF

Office Area

Demising Option 1



Demising Option 2



PROPERTY PHOTOS



PROPERTY PHOTOS



Chicago • Dallas • Los Angeles • Miami • New Jersey • Seattle



76M+ SF

Acquired & Developed
since 2000

Kurv Industrial is a vertically integrated industrial real estate investment and operating platform. The firm acquires, develops, and operates institutional-quality assets in the high-barrier, supply-constrained markets of Chicago, Dallas, Los Angeles, Miami, New Jersey, and Seattle.

Grounded in a tradition of excellence and driven by a forward-looking vision, Kurv leverages local market insight, operational rigor, and disciplined execution to create value for investors, partners, and communities. Since its inception in 2000, Kurv has successfully acquired and developed over 76 million square feet of industrial facilities.

Our Commitment to Sustainability

As stewards of sustainability, resilience, and regeneration, our vision is to deliver exceptional value for our investors, employees, tenants, and communities through superior ESG performance.



TERMS

Available on a new lease direct from the landlord.



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LEASING INFORMATION

Please contact listing agents below.



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