FOR SALE

3.95 ACRES OF INDUSTRIAL LAND

13211 142ND AVE E
ORTING, WA

NEWMARK

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Offering Memorandum

McMillan Park of Industry Development Site

TOTAL AVAILABLE SIZE
3.95 AC (172,062 SF)

ZONING
Rural Industrial Center (RIC)

PERMITTED USES
Light industrial/manufacturing
Heavy industrial
Warehouse and distribution center
Green energy generation
Agricultural
Forestry

NOTES
Utilities available
Heavy Power available
Rail available

PRICE
$2,850,000

OPPORTUNITY HIGHLIGHTS

OWNER/USER BUILD-TO-SUIT FLEXIBILITY

Design and construct a facility tailored to your operation — optimize building footprint, secured yard, circulation, fleet parking, and future expansion without landlord limitations.

BROAD INDUSTRIAL ZONING (RIC)

Rural Industrial Center zoning allows light and heavy industrial, manufacturing, warehouse/distribution, and related outdoor uses — providing operational flexibility rarely available in more restrictive zones.

INFRASTRUCTURE FOR HEAVY USERS

Utilities to site, heavy power availability, and rail access support contractor yards, equipment distribution, fabrication, processing, and bulk material operations.

LIMITED INDUSTRIAL LAND OPPORTUNITY

Scarce supply of industrial-zoned land in Pierce County — particularly sites allowing yard-intensive and heavier industrial uses — positions this as a rare long-term control opportunity for an owner-user.

AERIAL MAP


Maury Island
Kent
Maple Valley
Covington
Ravensdale
Federal Way
AUBURN
Black Diamond
Algona
Lakeland South
PORT OF TACOMA
PACIFIC
Tacoma
Edgewood
FIFE
Lake Tapps
Wabash
EASTSIDE
SUMNER
Osceola
PUYALLUP
Bonney Lake
Midland
Alderton
Summit
PONDEROSA ESTATES
Prairie Heights
Clover Creek
Meridian E
Prairie Ridge
South Prairie
Summit View
South Hill
McMillin
Tehaleh
ORTING
Fredrickson
Crocker
BERKELEY
5
167
410
512
161
162

This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation (February 2026) of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.

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