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Port of Centralia

Fords Prairie Industrial Park - A Planned Industrial
Development Supporting Jobs, Infrastructure, and Economic Growth in Centralia

April 15, 2026

Any questions email:

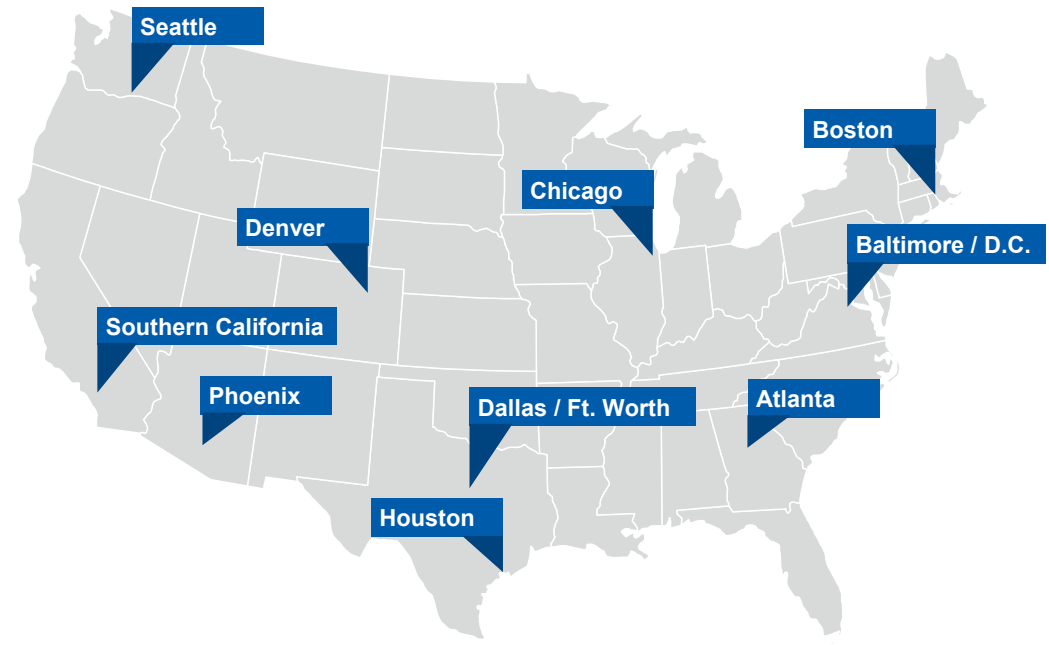
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Highlights

- ✓ Founded in 2018
- ✓ 25% employee-owned
- ✓ Managing ~\$3.0bn of equity commitment from major global institutional investors
- ✓ 27.9 MSF across 72 industrial buildings¹
- ✓ **Major Tenants** - Amazon, IKEA, Home Depot, Boeing, SC Johnson, DHL, Monster Energy Drink, Nike, Ryder, Smucker's, Pepsi, Skechers, Dupont, Maersk and Ace Hardware
- ✓ Experience delivering projects with infrastructure improvements and community coordination
- ✓ Long-term ownership mindset with sustainable building practices

80 employees, with a local presence in 10 key markets



Focused on Sustainability
Recognized Leader in GRESB Peer Set



1. Assets owned and under development as of 12/31/2025

Fredrickson ONE Industrial Park





Frederickson ONE Industrial Park - FREDERICKSON, WA

*Projects delivered in coordination with local jurisdictions and infrastructure planning

Frederickson ONE TENANTS:

ACE Hardware, Amazon, Holman Logistics, Global Furniture Retailer and Global Aerospace Company.

Neighbors:

IKEA, Whirlpool, Best Buy, Ashley Furniture

SIZE:

6 Buildings
3,062,856 SF

TOTAL PIERCE COUNTY

ASSESSED VALUE: \$430,938,200

TOTAL PROPERTY TAXES PAID:

\$5,133,105 (2026)

FREDERICKSON ONE – 477,120 SF



Furniture

FREDERICKSON ONE – 522,832 SF



FREDERICKSON ONE – 533,393 SF



Aerospace

FREDERICKSON ONE - 862,167 SF



FREDERICKSON ONE, 312,225 SF



Aerospace



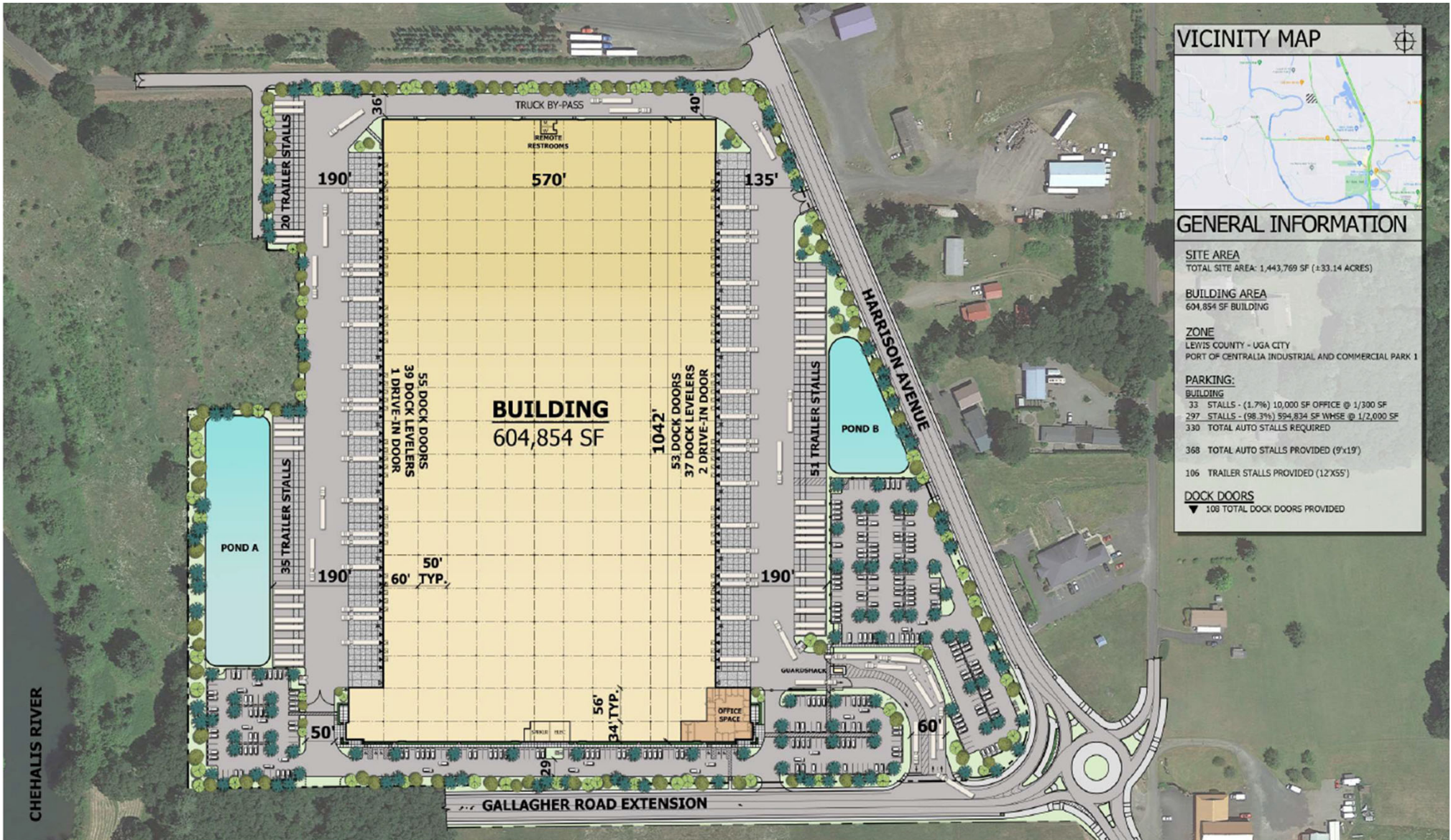
FREDERICKSON SOUTH - 352,930 SF





FORDS PRAIRIE INDUSTRIAL PARK, BLDG. 1
BUILDING 1 - 604,854 SF

Fords Prairie Industrial Park, Bldg. 1



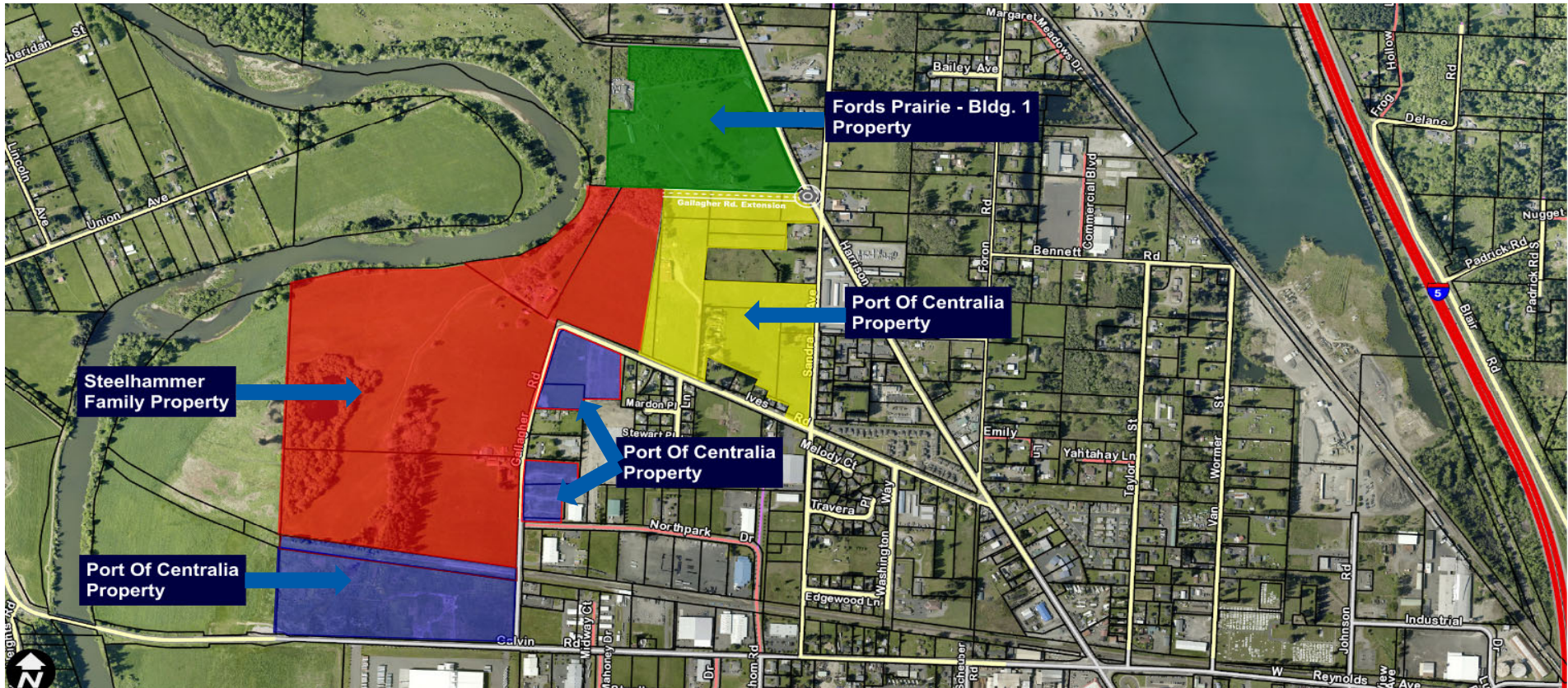
Fords Prairie Industrial Park, Bldg. 1



147 construction jobs, including 68 positions using local labor

- ✓ Estimated building completion August 2026
- ✓ Building will be LEED Gold Certified
- ✓ Off-Site Improvements: 2,200 LF – Installation of 36” Sewer Main on Harrison Ave, Harrison Ave Frontage Improvements (Widening for Center Turn Lane, Sidewalk, Street Lights) and Gallagher Road Extension

Port of Centralia Site



PROPERTY (COLOR)	CURRENT STATUS
Fords Prairie Bldg. 1 (Green)	LPC Property under construction
Port of Centralia Property (Yellow)	Port of Centralia Property under contract
Port of Centralia Property (Purple)	Port of Centralia Property under contract
Steelhammer Family Property (Red)	None

Economic Impact: Industrial Real Estate in WA

Industrial real estate drives a large share of the state's economy

The Physical Infrastructure that Allows Washington's Economy to Function

- ✓ 40% of jobs are linked directly or indirectly to trade through manufacturing, aerospace, logistics, and port-related activity
- ✓ Northwest Seaport Alliance is the 4th largest gateway in the USA for containerized cargo from Asia
- ✓ Industrial real estate is the physical network that enables production, storage, and delivery of goods



\$1 ► \$0.67
INDUSTRIAL OUTPUT



\$230B+
ANNUAL VALUE ADD

One of the State's Most Efficient Tax Bases

- ✓ Stable funding for schools, transportation, ports, and public services
- ✓ High fiscal yield per acre compared to residential or commercial uses
- ✓ 100,000 SF of industrial space generates over \$6.7m of public revenue from construction and 10 years of building occupation



\$400B+
ANNUAL GROSS BUSINESS INCOME



\$1.2M+
JOBS

Source: January 2026 NAIOP Economic Impacts of Industrial Real Estate in the State of Washington

Economic Impact: Industrial Real Estate in WA (cont'd)



Why Washington's Industrial land matters to the State's economic future

- ✓ **Washington's industrial sector together with the real estate that houses it functions as one of the State's most powerful economic engines**
- ✓ **Few sectors generate comparable levels of employment, income, and economic output, or produce such broad ripple effects across the wider economy.**
- ✓ **The industrial sector directly employs more than 510,000 workers in Washington, paying out \$62 billion in wages and producing \$273 billion in goods and services**
- ✓ **Once supplier purchases (indirect effects) and household spending (induced effects) are included, the sector supports over 1.2 million additional jobs statewide**
- ✓ **Roughly 1 and 3 workers in Washington are tied directly or indirectly to industrial activity**
- ✓ **For every \$1 of industrial output, the Washington economy generates an additional \$0.67 elsewhere**
- ✓ **Employment, labor income, GDP, and business income occur because firms have access to the buildings that allows them operate; such as, warehouses, production floors, logistics hubs, cold storage, repair shops, and specialized manufacturing space. Without these facilities, the jobs, the wages, and the output shown above could not exist.**

Source: January 2026 NAIOP Economic Impacts of Industrial Real Estate in the State of Washington

Economic Impact: Industrial Real Estate in WA (cont'd)



Industrial real estate is the backbone of Washington's economy

5 Reasons Industrial Real Estates is Essential to Washington's Economy

- 1. It is the Land Infrastructure of Washington's Supply Chain**
- 2. It Drives a Large Share of the State's Economy**
- 3. It Creates Accessible, Family-Wage Jobs**
- 4. It is One of the State's Most Efficient Tax Bases**
- 5. It Advances Sustainability and Community Well-Being**

3 Reasons Washington's Industrial System Needs to Keep Delivering These Benefits

- 1. Industrial Land should be Treated as Critical Economic Infrastructure**
- 2. Entitlement and Permitting Processes that Allow Planned Industrial Land to be Built**
- 3. Alignment between Industrial Land and Freight & Transportation Infrastructure**

Economic Impact: Industrial Real Estate in WA (cont'd)



Industrial properties are in every community in the state and support a large variety of businesses and populations



CATEGORY	# OF PROPERTIES	RBA (SQUARE FEET)
Warehousing	9,238	291,600,000
Manufacturing	2,171	114,380,000
Wholesale Trade & Transport / Logistics	1,758	115,380,000
Equipment Service & Auto Repair	1,333	14,110,000
Food Processing	170	13,450,000
Total	14,670	548,920,000