



**PORT OF TACOMA
REQUEST FOR INFORMATION**

No. 062026-1041

Redevelopment Proposal (Former Progress Rail Site)

Issued by
Port of Tacoma
One Sitcum Plaza
P.O. Box 1837
Tacoma, WA 98401-1837

REQUEST FOR INFORMATION	
Contact:	Shawn Seaks
Email Addresses:	procurement@portoftacoma.com
Phone:	(253) 593-4539
Questions due	7/31/2026 @ 2:00PM (PDT)
Submittal Date:	8/31/2026 @ 2:00 PM (PDT)

PLEASE SUBMIT ALL CORRESPONDENCE TO THE PROCUREMENT CONTACT LISTED ABOVE AND INCLUDE "REDEVELOPMENT PROPOSAL - FORMER PROGRESS RAIL SITE RFI" IN THE SUBJECT LINE

Port of Tacoma
Request for Information (RFI) 062026-1041
Redevelopment Proposal (Former Progress Rail Site)

Request for Information

The Port of Tacoma (Port) is issuing this Request for Information (RFI) to solicit interest in the opportunity to redevelop approximately 11.5-acres of Port-owned industrial property in Tacoma, WA.

Summary

Industrial Real Estate Property located at 4012 SR 509 S. Frontage Road, Tacoma, WA 98421. The subject property is conveniently located within a strategically important industrial area known as the Tacoma Tideflats (Tideflats). The Tideflats is a 5,000-acre industrial, maritime, and estuarine area adjacent to the Commencement Bay and home to the [Port of Tacoma](#).

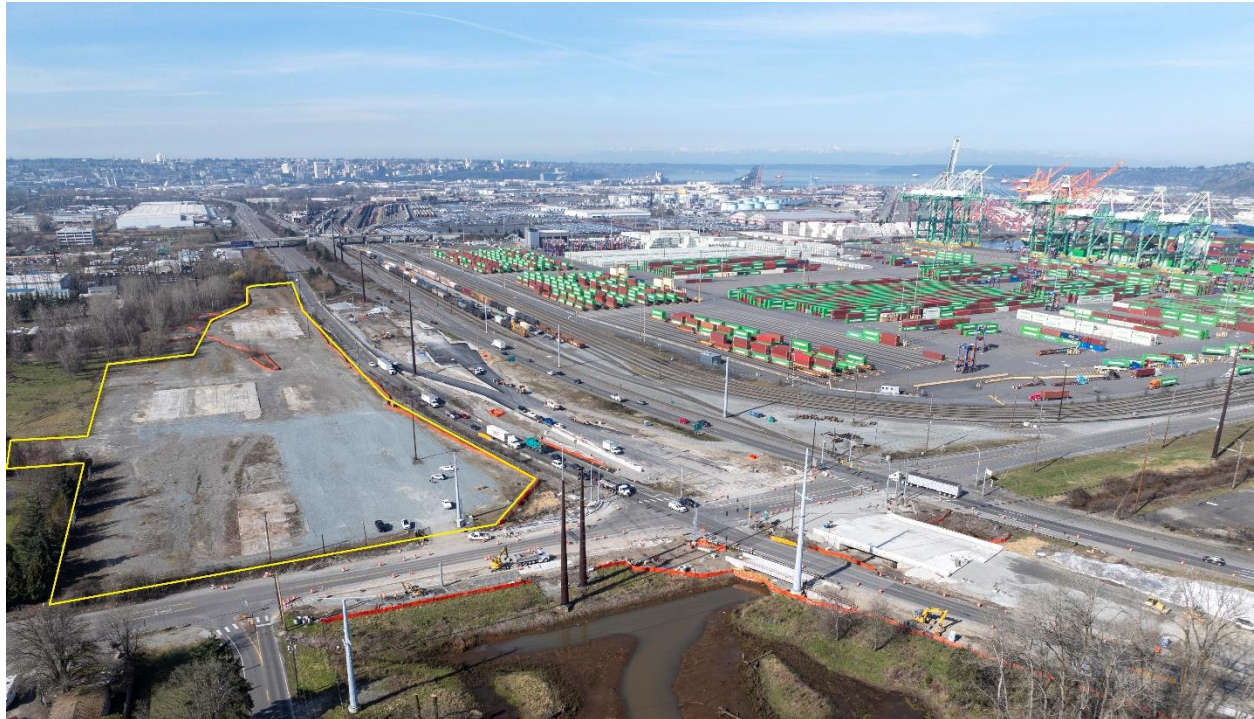
The Port of Tacoma (Port) is a major deep-water container and industrial port spanning nearly 2,500 acres and one of the nation’s largest container shipping ports. In addition to container shipping, the Port supports a diverse set of business operations spanning marine cargo, logistics, and industrial development. Its container business features multiple deep-water terminals served by international and domestic carriers connecting to major global and regional markets. Non-containerized operations handle breakbulk, RO/RO (roll on-roll off), project cargo, autos, and bulk commodities, including grain, through specialized facilities and terminals. Extensive intermodal infrastructure, including on-dock and near-dock rail, links the Port efficiently to Midwest and East Coast markets via major rail providers.

Beyond cargo, the Port’s real estate portfolio supports a wide range of industrial activities, while [Foreign Trade Zone #86](#) provides customers with cost and duty advantages for imported goods. Together these integrated capabilities position the Port as a key multimodal logistics and industrial hub.

Site Characteristics

The available site comprises approximately 11.5 acres within a 19.18-acre parcel and is currently vacant, with no buildings, unpaved, generally flat, and at grade with adjacent streets and properties. A drainage ditch runs along the southern portion of broader parcel, and wetlands are present outside of the 11.5-acre subject site. Water, electricity, sewer, natural gas, and communication lines are available on site. Historically, the property has supported industrial uses including engine and equipment repair, locomotive maintenance/repair facilities, and high-and-heavy cargo storage.

The site is subject to the [City of Tacoma land use regulations](#) and permitting requirements and is located within the Seaport Transition District, which supports light manufacturing, warehousing, and a limited mix of commercial or civic uses.



Desired Uses

The Port seeks proposals that support a range of maritime, industrial, and logistics-related uses. Preferred categories include port support operations and equipment yards (e.g., container storage, chassis yards, equipment staging and maintenance); manufacturing activities such as vessel construction, final assembly, fabrication, and packaging; and cargo handling functions including container loading/unloading, breakbulk, and bulk material movement via conveyors or pipelines.

Additional desirable uses include storage and warehousing (dry, cold, and specialized), inland distribution and drayage, and transloading or cross-docking operations that facilitate efficient cargo movement between modes. Proposals may also incorporate third-party logistics and value-added logistics services, such as fulfillment, kitting, labeling, and light processing. General office, workforce training, medical (limited size), and seaport-related cultural or historical uses may also be appropriate.

Development Factors

The Port's objective is to redevelop this site into a successful industrial business that generates lease revenues via long-term ground lease arrangements. Respondents are encouraged to incorporate job creation numbers and sustainability measures into the development site.



Proposal Submission and Evaluation Criteria

As the Port explores redevelopment of this site, soliciting and receiving input from the market is essential to its planning process and the development of future procurement strategies. Therefore, the Port is issuing this RFI to seek ideas and information from proposed developers or businesses that specialize in and/or have experience in designing, developing and financing projects within multimodal transportation centers in urban environments. The Port may use this information to help inform next steps for the redevelopment of this site.

The Port's core objectives for this RFI are to generate and assess redevelopment concepts, identify partnership opportunities, and pursue further discussion with select respondent(s). Responses should include:

- Cover letter, with contact information
- Description of the respondent's line(s) of business, organization and years in operation
- Relevant development and staff experience
- Intended approach with attention to the desired uses and development factors described above

Submission Requirements

Please submit all questions, and submittals via the Procurement Portal:

Procurement Submission Portal Instructions:

Navigate to this procurement's web page (referencing the number and name) via the following link [Procurement | Port of Tacoma](#). While on the procurements page, click on the 'Procurement Submission Portal' link (located on the lefthand side of the page).

Written questions about the meaning or intent of the Solicitation Documents shall only be submitted to the Procurement Department via the Procurement Portal. Please direct all other correspondence to procurement@portoftacoma.com

- **Submit all questions in by 7/31/2026 @2:00 PM PDT**
- **RFI submissions are due by 8/31/2026 @2:00 PM PDT.**

Vendors subscribed (<http://portoftacoma.com/contracts/procurement>) to receive information about the RFI will automatically be notified when new documents or changes relating to this RFI occur and can find details on the Port's website.

This RFI is an inquiry only. Responses to this RFI will become the property of the Port upon submission, and the Port agrees not to use the submissions for commercial purposes or to disclose information provided therein publicly or to any other Respondents without permission, subject in all cases to the Port's obligation under Washington State's Public Records Act.