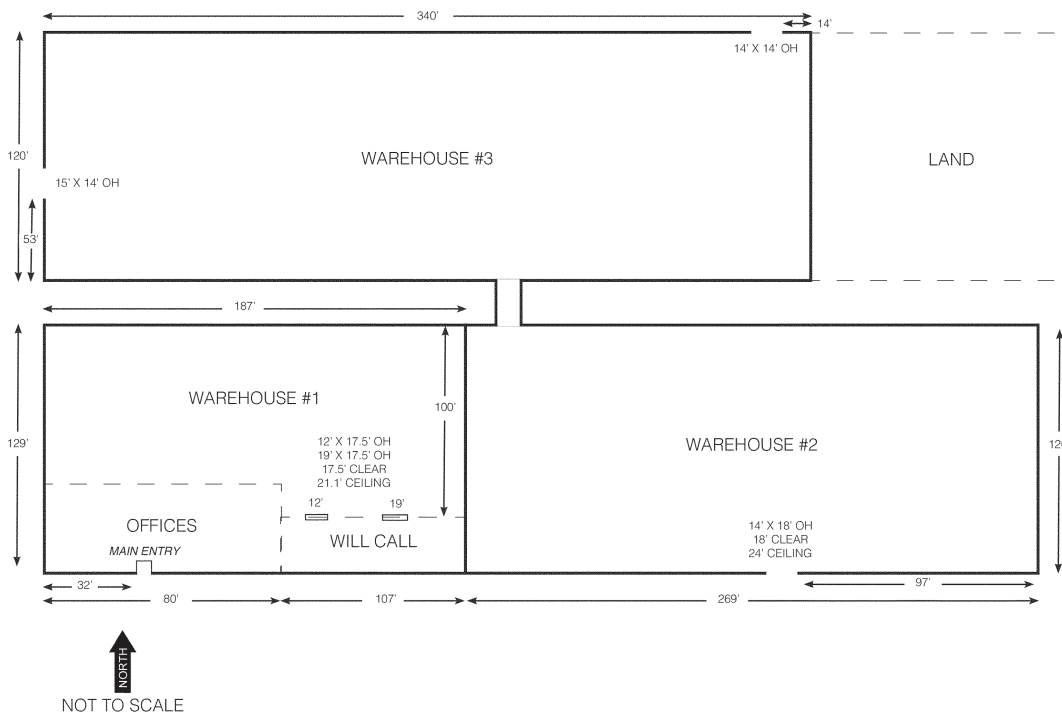


LaClare Investments, LLC

For Sale - Single Tenant - Industrial Property • 801 East 25th Street Tacoma, Washington



A rare opportunity to acquire a quality industrial property of three grade level industrial buildings with land encompassing 2.578 acres near I-5.

100,827 s.f. Building
112,300 s.f. Land

LaClare Investments, LLC consists of three industrial buildings on four commercial lots located in Tacoma, Washington. The property is positioned to provide easy access to Interstate 5 and is approximately three blocks northeast of the Tacoma Dome, one block from the Tacoma Dome Transit Station and less than one mile from Interstate 5 (I-5) Tacoma city center exit.



- M1 Light Industrial Zoning
- Warehouse #1 is Concrete Tilt-up Construction
- Remaining Warehouses are Wood Frame Industrial Construction
- Dock high and grade level doors
- Heavy Power in Warehouse #3
- Natural Gas Generator
- New Roof in 2009
- New office & service counter in Warehouse #1 in 2009
- Sprinklered

Asking Price: \$4,900,000.00 (6.24% cap rate)

For sales information call Tim Johnson at (253) 209-9999

please visit www.johnson-commercial.com

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Aerial View of Property



Summary of Building and Land Features

Building Description:

Warehouse #1

- 21,460sf Building
- 17,362sf warehouse and 4,098sf office
- 29,250sf Land
- Parcel #207529-001-0

Warehouse #2 - 16,605sf Building

Warehouse #2B - 21,762sf Building

- 42,250sf Land
- Parcel #207529-002-0
- Parcel #207531-001-1

Warehouse #3

- 41,000sf Building
- 40,800sf Land
- Parcel #207430-001-0

Vacatable Alley

- 11,000sf Land (in progress)

Contact:

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