

# INDUSTRIAL PROPERTIES FOR SALE

(PIERCE COUNTY)

9/29/17



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PROJECT NAME ADDRESS	TOTAL SQ. FT.	OFFICE SQ. FT.	PRICE	LAND SIZE	ZONING	COMMENTS
Nautica Business Center 221 Todd Road NW Puyallup	130,000			6 Acres		New construction 4th quarter 2017 Also Available for Lease 30' Clear Height Dock high doors Grade level doors
5415 189th Street East Frederickson	94,750		\$ 12,600,000	5 Acres	EC	
Serta Simmons Company Building 403 N Levee Road Puyallup	80,000	5,309	\$ 7,200,000	5.44 Acres		Heavy Power 28' Clear Height 8 Dock high doors 3 Grade level doors
Sumner Logistics Center 3113 142nd Ave E Sumner	78,135					Available Fall 2018 Also Available for Lease 30' Clear Height 18 Dock high doors 2 Grade level doors
Former J.M. Martinac Shipyard 401 East 15th Street Tacoma	75,244	9,041	\$ 6,450,000		M2/S8	Yard: 6.8 Acres Shipyard
Power Boat Showroom 3701 20th St E Fife	59,424		\$ 11,000,000			
Nalley Valley Industrial 3403 South 35th Street Tacoma	55,161		\$ 7,000,000	232,335 Sq Ft	M-2	4 Buildings Yard area Heavy power Grade level doors
Furniture Factory Direct 2302 South 84th Street Lakewood	50,118		\$ 11,800,000	3.6 Acres		<b>INVESTMENT SALE</b> NOI: \$708,000 Cap Rate: 6%
Cascade Building 2316 S State St Tacoma	48,604	16,000	\$ 3,900,000	3 Acres	M-1	18' Clear Height 1 Dock high door 4 Grade level doors

Turbak Sumner 32 14600 32nd Street E Sumner	47,141		\$ 6,370,000		LI	New construction 34' Clear Height 3 Dock high doors 4 Grade level doors
Historic Old Pacific Brewery 2509 - 2515 S Holgate St Tacoma	45,680		\$ 1,900,000	22,897 Sq Ft		
Teeter Distribution Building 9902 162nd St Ct E Puyallup	31,386	9,990	\$ 3,600,000	108,028 Sq Ft	MUD	26' Clear Height 5 Dock high doors 1 Grade level door
Port of Tacoma Warehouse 501 East 11th Street Tacoma	27,700		\$ 1,850,000		M-2	Yard: 20,000 SF Fenced Also Available for Lease 36' Clear Height Grade level doors
Modutech Marine, Inc 2218 Marine View Drive Tacoma	20,000	3,500	\$ 5,600,000	5.98 Acres	M-2, S10, S13	Yard area 4,400 sf shed Grade level doors Includes a 50 slip boat marina
1651 Lincoln Avenue Tacoma	18,825			7.17 Acres	PMI	Yard: 7.17 acres Dock high doors Grade level doors
Sparky International 1938 & 1944 Milwaukee Way Tacoma	16,120		\$ 2,225,000	79,061 Sq Ft		Yard area Heavy Power Dock high doors Grade level doors
Edgewood Income Property 3325 Meridian Ave E Edgewood	15,112		\$ 1,450,000	2.39 Acres		INVESTMENT PROPERTY
2511 Inter Avenue Puyallup	14,278	2,995	\$ 2,500,000	1.825 Acres	ML	Yard: Paved, graveled and fenced 2 Drive-in doors
3702, 3712, 3720 Center Street Tacoma	14,145	600	\$ 1,175,000	30,000 Sq Ft		

Lakes Auto Wrecking 4046 100th Street SW Lakewood	13,640		\$ 1,400,000	1.96 Acres	C2	Yard: Available 3 Phase Power Grade level doors
South Hill Commercial Property Building 1 & 2 16623 Meridian Avenue East Puyallup	13,440		\$ 3,500,000	3.31 Acres	EC	Also Available for Lease 18' Clear Height 7 Grade level doors
Midland Auto Parts 10324 Portland Avenue E Tacoma	10,800	300	\$ 699,000	1.01 Acres		2 Grade level doors
Sparky International 1944 Milwaukee Way Tacoma	10,100		\$ 1,275,000	40,946 Sq Ft		Yard area Heavy Power Dock high doors Grade level doors
12811 Pacific Highway Lakewood	9,567	4,212	\$ 1,695,000	26,094 Sq Ft	C-1	Yard: Small yard 16' Clear Height 6 Grade level doors
1106 39th Ave SE Puyallup	9,510	3,510	\$ 1,475,000		Limited Mfg	3 Phase power 18' Clear Height 4 Grade level doors
3125 Meridian Ave E Edgewood	9,316		\$ 1,395,000	1.9 Acres	MUR	Yard area Grade level doors
Puyallup Industrial Park 2316 Inter Ave Puyallup	9,120		\$ 1,250,000	42,780 Sq Ft	M1	Grade level doors 3 phase power
Building A and B 9716 & 9724 Tacoma Way South Lakewood	9,067		\$ 795,000	0.69 Acre	C2	Two buildings Grade level doors
2722 A Street Tacoma	8,450	2,000	\$ 1,100,000			Heavy Power Also Available for Lease 12' Clear Height 2 Dock high doors 1 Grade level door

Budget Glass Building 3417 S 54th St Tacoma	8,110		\$ 650,000	13,741 Sq Ft	RCX	4 Grade level doors
SiteOne Landscape Supply 9605 26th Avenue South Tacoma	7,200		\$ 1,100,000	50,000 Sq Ft	CE	<b>INVESTMENT SALE</b> 6.4% Cap rate Yard: Fenced 2 Grade level doors
Midland Office and Shop 926 96th Street East Tacoma	6,156	4,224	\$ 749,000	40,665 Sq Ft		Yard: Secured yard
B & H Properties 217 E 25th Tacoma	6,100		\$ 1,200,000	24,394 Sq Ft	I-5	
11507 Steele Street Tacoma	5,846		\$ 950,000	15,000 Sq Ft		4 Grade level doors
Transmission Shop 8212-8216 Pacific Ave Tacoma	5,568		\$ 300,000	9,148 Sq Ft		Grade level doors
Sumner Office and Warehouse 1504 Fryar Ave Sumner	5,089	817	\$ 1,399,495	33,979 Sq Ft		3 Phase power Grade level doors
414 West Valley Hwy N Pacific	4,800	580	\$ 850,000		IL	26' Clear Height 4 Grade level doors
5409 S Washington Street Tacoma	4,400	1,000	\$ 550,000	4,950 Sq Ft	CIX	2 Grade level doors
18801 & 18811 Veterans Memorial Drive E Bonney Lake	4,240		\$ 880,000	1.68 Acres		Possible investmment property Grade level doors

Puyallup Industrial Condos Unit 14 9918 162nd St Ct E Puyallup	3,302			\$145 PSF			3 Phase power 22' Clear Height 2 Drive Doors
Data Security Building 8516 Canyon Road E Puyallup	3,000	1,488	\$	800,000	1.15 Acres	Communi ty Employme nt	Yard: yes Note: 1,488 SF House could be converted to office
Center Street Building 3914 Center Street Tacoma	2,900	1,100	\$	499,000	18,000 Sq Ft	C2	Yard: 18,000 Sq ft, fenced 3 Phase power 15' Clear Height 2 Drive in doors
Puyallup Industrial Condos Unit 1 9918 162nd St Ct E Puyallup	2,896			\$145 PSF			3 Phase power 22' Clear Height 1 Grade level door
4851 S Washington Street Tacoma	2,700	450	\$	435,000			Also Available for Lease
Doc's Racing 8619 17th Ave E Tacoma	2,600		\$	299,000			Yard: Fully Fenced Yard Grade level doors
1108 S Center St Tacoma	2,378		\$	310,000		M1	
Lakewood Garage 3902 108th St SW Lakewood	2,320		\$	250,000	6,098 Sq Ft		Grade level doors