

ROMAN MEAL Building

2101 S Tacoma Way | Tacoma, WA

**FOR
SALE**



Two-Story Warehouse / Office Building

31,200 SF TOTAL

+/-19,600 SF Office | 0.71 Acres

Sale Price: \$1,775,000

6.25 Cap Rate

PROPERTY HIGHLIGHTS

- Zoned M2-Industrial
- Central Nalley Valley location
- Great exposure on South Tacoma Way
- Building works well for flexible uses:
 - High office buildout/warehouse user
 - Brewery
 - Showroom/warehouse
 - Former test kitchen with cooler
- Freight elevator
- Lease in place through 10/31/2019 with two, one-year options

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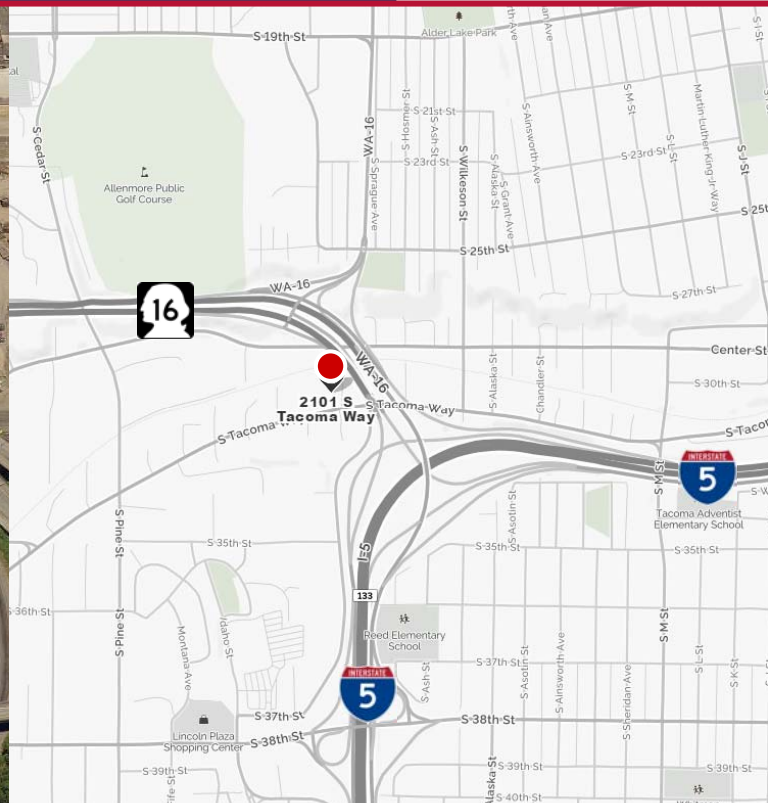
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NWC NEILWALTER
COMPANY
COMMERCIAL REAL ESTATE SERVICES

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Building Features

- 12' clear height
- 1 grade-level door
- 15'x15' column spacing
- 33 parking stalls
- Two, 225 amp panels (1, 3-phase)

FIRST FLOOR | 15,600 SF TOTAL



SECOND FLOOR | 15,600 SF TOTAL

