

INDUSTRIAL PROPERTIES FOR SALE
(PIERCE COUNTY)
10/31/18



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PROJECT NAME ADDRESS	TOTAL SQ. FT.	OFFICE SQ. FT.	PRICE	LAND SIZE	ZONING	COMMENTS
Frederickson Pacific Industrial Park, Bldg B 38th Ave E & 200th St E Frederickson	713,800					Delivery 3rd Quarter 2019 36' Clear Height 132 Dock high doors 4 Grade level doors Also Available for lease
Panattoni Frederickson 184 5017 184th St E Frederickson	102,542		\$129 PSF	4.89 Acres	EC	Planned construction Also Available for Lease 30' Clear Height 20 Dock high doors 2 Grade level doors
801 East 25th Street Tacoma	100,827	4,098	\$ 5,186,344	134,850 SF	M1	Three buildings Grade level doors Heavy Power
Avenue 55 Woodbrook BTS 6922 146th St. SW & Woodbrook Dr. SW Lakewood	80,800				IPB	Planned construction Completion May 2019 30' Clear Height 24 Dock high doors 2 Grade level doors
Comcast Fife 1323 34th Ave E Tacoma	68,151					Dock and Grade-level doors possible Ample parking
Bridge Point Sumner 50 1710 136th Ave E Sumner	54,336					Delivery 4rd Quarter 2019 30' Clear Height 11 Dock high doors 3 Grade level doors Also Available for lease
Steilacoom Square 3865-3901 Steilacoom Blvd SW Lakewood	53,637		\$ 5,300,000	4.21 Acres		Investment Property 7.6% Cap Rate 99% leased
Furniture Factory Direct 2302 South 84th Street Lakewood	50,118		\$ 7,900,000	3.6 Acres	C-2	INVESTMENT SALE NOI: \$708,000 Cap Rate: 6% Also Available for Lease 24' Clear Height 1 Dock high door 4 Grade level doors
Teeter Distribution Building 9902 162nd St Ct E Puyallup	31,386	9,990	\$ 3,200,000	108,028 Sq Ft	MUD	26' Clear Height 5 Dock high doors 1 Grade level door

Kel-Tech Plastics 3520 S Pine St Tacoma	28,800		\$ 2,300,000	56,000 Sq Ft		Grade level doors
Marine Industrial Port of Tacoma 2218 Marine View Drive Tacoma	27,900	3,500	\$ 5,600,000	5.98 Acres		Also Available for Lease 40' Clear Height Grade level doors Yard area
Bokay To Go 525 E 15th St Tacoma	17,856	1,607	\$ 3,150,000	1.76 Acres	M-2	Yard: Rail served with over an acre of yard area Heavy Power Fully leased until 2021 4 Dock high doors 1 Grade level door
102 Emery Ave N, South Prairie	17,700		\$ 895,000	15,000 Sq ft		3 Phase power Grade level doors
Nordic Construction 106 55th Avenue East Fife	15,700	1,942		1.5 Acres	NC	Yard: 65,502 Sq Ft Construction Yard
Cascade Industrial Park 11403 58th Ave E Puyallup	15,049		\$ 2,800,000	3.13 Acres		Yard: Fully fenced 3 Phase Power 2 Dock high doors Also Available For Lease
I-5 Investment 3520 Pacific Hwy E Fife	13,072		\$10,000,000	5.24 Acres		INVESTMENT SALE Two buildings 6% Cap rate Freeway visibility Yard area
27914 Hinkleman Rd E Buckley	12,350	1,000	\$ 2,000,000			Yard Grade level doors
Lakewood Industrial Building 3823 100th St SW Lakewood	8,485		\$ 850,000	0.26 Acres		Yard: 3,000 SF Fenced yard 16.7' Clear Height Grade level doors
Speedy Glass Building 4708 S Tacoma Way Tacoma	8,050	2,050	\$ 1,388,000		NCX, City of Tacoma	16' Clear Height Grade level doors

Phelps Tire Factory Property 2603 East Portland Ave Tacoma	7,700		\$ 2,200,000	50575 Sq Ft		Heavy Power Dock high doors Drive-in bays Current lease thru 6/30/20
B & H Properties 217 E 25th Tacoma	6,100		\$ 1,200,000	0.56 Acres		Grade level doors
1938 Milwaukee Way Tacoma	5,950		\$ 950,000	38,115 Sq Ft		3 Phase power 12' Clear Height 2 Dock high doors 1 Grade level door
Free Standing Building 1501 Center St Tacoma	5,600		\$ 695,000	15,625 Sq Ft	M1	Available for occupancy September 1st, 2018 12' Clear Height 1 Grade level door
Nalley Valley Industrial 1321 Center St Tacoma	5,306	1,500	\$ 740,000	14,000 Sq Ft		Yard: 1,375 SF 2 Grade level doors
3847 S Union Avenue Tacoma	4,138	1,510	\$ 739,400	7000 Sq Ft	M1- STGPD	Heavy power 13' Clear Height Grade level doors
Data Security Building 8516 Canyon Road E Puyallup	3,000	1,488	\$ 800,000		CE	Nice property for contractor Possible yard
Spanaway Loop Industrial Property 12160 Spanaway Loop Rd S Tacoma	2,952		\$ 799,000	2.36 Acres	CE	Yard: Fenced Yard 3,000sf of Office space
28304 112th Avenue E Buckley	2,880		\$ 1,000,000			Yard: 4.2 Acres of useable yard
DIK Motors Auto Lot & Yard 5001 S Tacoma Way & 5002-5006 S Puget Sound Ave, Tacoma	2,592		\$ 650,000	12,600 Sq Ft	NCX	Auto lot (yard) with 2,592 SF Building

7301 150th St SW
Lakewood

2,529

1,000

\$ 395,000

0.94
Acres

Grade level doors
1 home and 2 garages

626 W Main Street
626 W Main St
Sumner

2,183

\$ 525,000

0.27
Acres

Yard: 4,500 SF fenced
and graveled/paved yard
Brand New Roof, Exterior paint,
Interior office
paint. GL doors.
