



**Trevor Colby**  
Direct:

KCI Commercial Inc.  
Main: (253) 475-4363

**FOR SALE - Listing #: 623248**

## Loomis Fargo

3716 S G St. , Tacoma WA98408

### Agent Remarks

No Listing Brochure. Loomis Armored commenced their tenancy in this Building in February 2004 and owns two abutting parcels. New 5 year Lease renewal commences May 1, 2020 and runs through April 30, 2025 (Cancellation Clause after 36 months with 180 day prior written notice). Rents during the renewal are as follows:

- May 1, 2020- April 30, 2021 \$6,102.77 plus NNN Charges
- May 1, 2021- April 30, 2022 \$6,255.34 plus NNN Charges
- May 1, 2022- April 30, 2023 \$6,411.72 plus NNN Charges
- May 1, 2023- April 30, 2024 \$6,572.02 plus NNN Charges
- May 1, 2024- April 30, 2025 \$6,736.32 plus NNN Charges

Please email Listing Broker with any questions. Do to the nature of Loomis's business, there will be no showings until offer is accepted. Listing Broker is part of ownership group

### Informational Links

[View Map](#)

|              |                     |
|--------------|---------------------|
| County       | Pierce              |
| Market Area  | South Tacoma        |
| Tax ID #     | 7470034041          |
| <b>Price</b> | <b>\$ 1,250,000</b> |

### Property Details

|              |            |                  |      |
|--------------|------------|------------------|------|
| Prop Type    | Industrial | # Floors         | 1    |
| Bldg SF      | 7,520      | Year Built       | 1982 |
| Land SF      | 26,018     | # Bldgs          | 1    |
| Acres        | 0.59729    | # Parking Spaces | 0    |
| Office Class |            |                  |      |

© Copyright 2020 Commercial Brokers Association. All Rights Reserved.

All information provided is deemed reliable, but is not guaranteed and should be independently verified.