

Prepared by Phil Newell, CCIM https://www.commercialmls.com

**4023 S Orchard Street**  
**4023 S Orchard St Tacoma WA 98466**

Listing #: 628503 | Status: New | Listing Date: 7/21/2020 | Last Modified: 7/28/2020 |

For Sale

**4023 S Orchard St Tacoma WA 98466**



**Listing Information**

|                 |                                                            |
|-----------------|------------------------------------------------------------|
| <b>Price</b>    |                                                            |
| Listing Price   | \$ 2,850,000                                               |
| \$/SF           | \$ 121.88                                                  |
| Selling Ofc Com | 2.5                                                        |
| Listing Status  | New                                                        |
| Days On Market  | 5                                                          |
| Asset Class     | Industrial                                                 |
| Search Tags     | Car Lot, Industrial/Office, Warehouse, Yard, Business Park |

**Investment Information**

|                      |            |
|----------------------|------------|
| Investment Prop      | Yes        |
| Gross Income         | \$ 175,641 |
| Vacancy Factor %     | 5.00%      |
| Operating Expenses   | \$ 0       |
| Net Operating Income | \$ 166,858 |
| CAP Rate             | 5.85 %     |

**Documents (Num of Years Available)**

|                         |     |
|-------------------------|-----|
| YTD Operating Statement | Yes |
|-------------------------|-----|

**Detail Listing Information**

|              |        |
|--------------|--------|
| Min Total SF | 1,500  |
| Max Total SF | 23,384 |

**Utilities**

|                |         |
|----------------|---------|
| Sanitary Sewer | City    |
| Water          | City    |
| Electricity    | Private |
| Gas Lines      | Private |

**Industrial Asset Class Info**

|                        |    |
|------------------------|----|
| Clearance Height Min   | 14 |
| Clearance Height Max   | 14 |
| Dock High Doors        | 0  |
| Grade Level Door Count | 5  |
| Crane Count            | 0  |

**Utilities**

|                   |     |
|-------------------|-----|
| Electric Standard | Yes |
| Electric Heavy    | Yes |

**Associated Files**

|           |
|-----------|
| CBA Flyer |
|-----------|

**Property Information**

**Building Information**

|                       |          |
|-----------------------|----------|
| Building Status       | Existing |
| # of Buildings        | 1        |
| # of Floors           | 1        |
| # of Elevators        | 0        |
| Clearance Height Min  | 0        |
| Total Building SF     | 23,384   |
| Net Rentable Area     | 23,384   |
| Total Office SF       | 5,344    |
| Largest Contiguous SF | 18,040   |
| Lot SF                | 65,340   |
| Acres                 | 1.5      |

**Property Type**

|                |            |
|----------------|------------|
| Property Type  | Industrial |
| Investment     | Yes        |
| Building Class | B          |

**Location**

|             |                           |
|-------------|---------------------------|
| County      | Pierce                    |
| Market Area | University Place/Fircrest |
| Tax ID #    | 0220137023                |
| Zoning      | M1 - Light Industrial     |

**Parking Information**

|                     |   |
|---------------------|---|
| # Covered Spaces    | 0 |
| Total Parking Spots | 0 |
| Parking Ratio       | 0 |

**Construction**

|            |      |
|------------|------|
| Year Built | 1980 |
|------------|------|

**Agent Information**

**Showing Instructions**

|                    |     |
|--------------------|-----|
| Call Listing Agent | Yes |
| Use Discretion     | Yes |



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 (253) 383-8382

**Public Comments:** 3 tenant business park. Lots of upgrades to building with the current ownership. Zoned M1 in City of Tacoma.

**Member Listing Comments:** Stable investment property in close in Tacoma location.

**Public Building Comments:** Located at 40th and Orchard Street in desirable central location to Tacoma, Univeristy Place, Lakewood, Fircrest and Gig Harbor. Easy access to Hwy 16 & I-5 via Orchard Street.