Do not disturb tenant. Showings by appointment only.

2544 FAWCETT AVENUE TACOMA, WA

3 Building Investment Opportunity

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NAI Puget Sound Properties

INVESTMENT OVERVIEW

BUILDING 1:

- Food Grade Processing
- 2,760 Square Feet (40’x 69’)
- Concrete foundation wall to 6’; wood frame structure above
- 12’ clear height
- 12’ w x 8’ h overhead door
- Fiberglass sealed interior wall coating
- Fiberglass/sand concrete floor finish
- Floor Drains: 2 (connected to City of Tacoma sanitary sewer system)

Building 1

BUILDING 2:

- Food Grade Processing and Cooler
- 3,500 square Foot Shell + 3,500 square foot second floor
- Concrete foundation wall to 7’6” with wood frame structure above
- First Floor: 3,500 Square Feet
- Food Processing Area: 2,000 square feet:
- Fiberglass sealed interior wall coating
- Fiberglass/sand concrete floor finish
- Floor Drains: 2 (connected to City of Tacoma sanitary sewer system)
- Cooler: 308 square feet (14’ x 22’)
- Clear Height: 11’8”
- Second Floor: 3,500 Square Feet
- Large open room, finished ceiling, vct tile floor
- Bathroom: Shower, sink toilet
- Natural Gas Forced Air Heaters (2)
- Clear Height: 8’0”

Building 2

INVESTMENT OVERVIEW

BUILDING 3:

- Warehouse/Freezer/Cooler
- Concrete foundation wall to 7’6” with wood frame structure above
- Clear Height: 19’7”
- Freezer (-35 degree F): 1,500 Square Feet (30’ x 50’ interior dimension)
- Blast Freezer (-35 to 40 degrees):
  > 600 Square Feet (15’ x 20’ interior dimension)
  > 10’ Clear Height
  > 10 hp and 5 hp motors
- Cooler: 435 Square Feet (19’6” x 22’4” interior dimension)

$2,500,000

SALES PRICE

Building 3

PROPERTY PHOTOS

PROPERTY PHOTOS

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For more information, contact:

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