

INDUSTRIAL FOR SALE

S WASHINGTON WAREHOUSE

5014 SOUTH WASHINGTON STREET, TACOMA, WA 98409



OFFICE / WAREHOUSE FOR SALE

KELLER WILLIAMS COMMERCIAL

1011 E Main, Suite 420
Puyallup, WA 98372



Each Office Independently Owned and Operated

PRESENTED BY:

RACHEL CORP

Director

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5014 SOUTH WASHINGTON STREET



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EXECUTIVE SUMMARY

5014 SOUTH WASHINGTON STREET



OFFERING SUMMARY

PRICE:	\$781,000
PRICE / SF:	\$220.00
BUILDING SF:	3,550
CEILINGS:	up to 15'
WAREHOUSE SF:	2,080
OFFICE SF:	1,470
LOT SIZE:	0.13 Acres
CONSTRUCTION TYPE:	Masonry
FLOORS:	1
YEAR BUILT:	1959/1976
RENOVATED:	2001
PARKING:	Surface

PROPERTY OVERVIEW

The property is a 3,470 SF masonry building with 1,470 SF of office and 2,080 SF of warehouse/work area currently used as a furniture restoration company. There was once a roll up door, which can be replaced in the back. The front office has been used as storage, but is built out into 3 private offices, two restrooms (one non-ADA), a kitchen area, and a good-sized storage area. The front entrance area is good sized and can accommodate a reception desk and more. The office area was built separately from the warehouse with lower ceiling capacity.

The warehouse area has high ceilings (15') and includes a small office and three separate areas for the owner's business: A sanding area, stripping room, and a finishing room, the last containing a small painting booth. In the finishing room, there is a double door that was formerly a roll up door, which would allow on-grade access. There is a shipping container on the west side of the property, which will be removed at closing, allowing for additional yard/parking area.

LOCATION & HIGHLIGHTS

5014 SOUTH WASHINGTON STREET



LOCATION INFORMATION

Building Name: S Washington Warehouse
Street Address: 5014 South Washington Street
City, State, Zip: Tacoma, WA 98409
APN: 5740000370
County: Pierce
Market: Tacoma
Sub-market: University Place
Cross Streets: S 51st St
Zoning: CIX - Commercial Industrial MU



LOCATION OVERVIEW

The CIX zoning allows for Commercial Industrial Mixed-Use development and uses. The City of Tacoma defines this use as follows: "To provide sites for a mix of commercial establishments and limited industrial activities, including light manufacturing, assembly, distribution, and storage of goods, but no raw materials processing or bulk handling. Larger scale buildings are appropriate. Residential uses are permitted." The zoning allows development up to 75 feet.

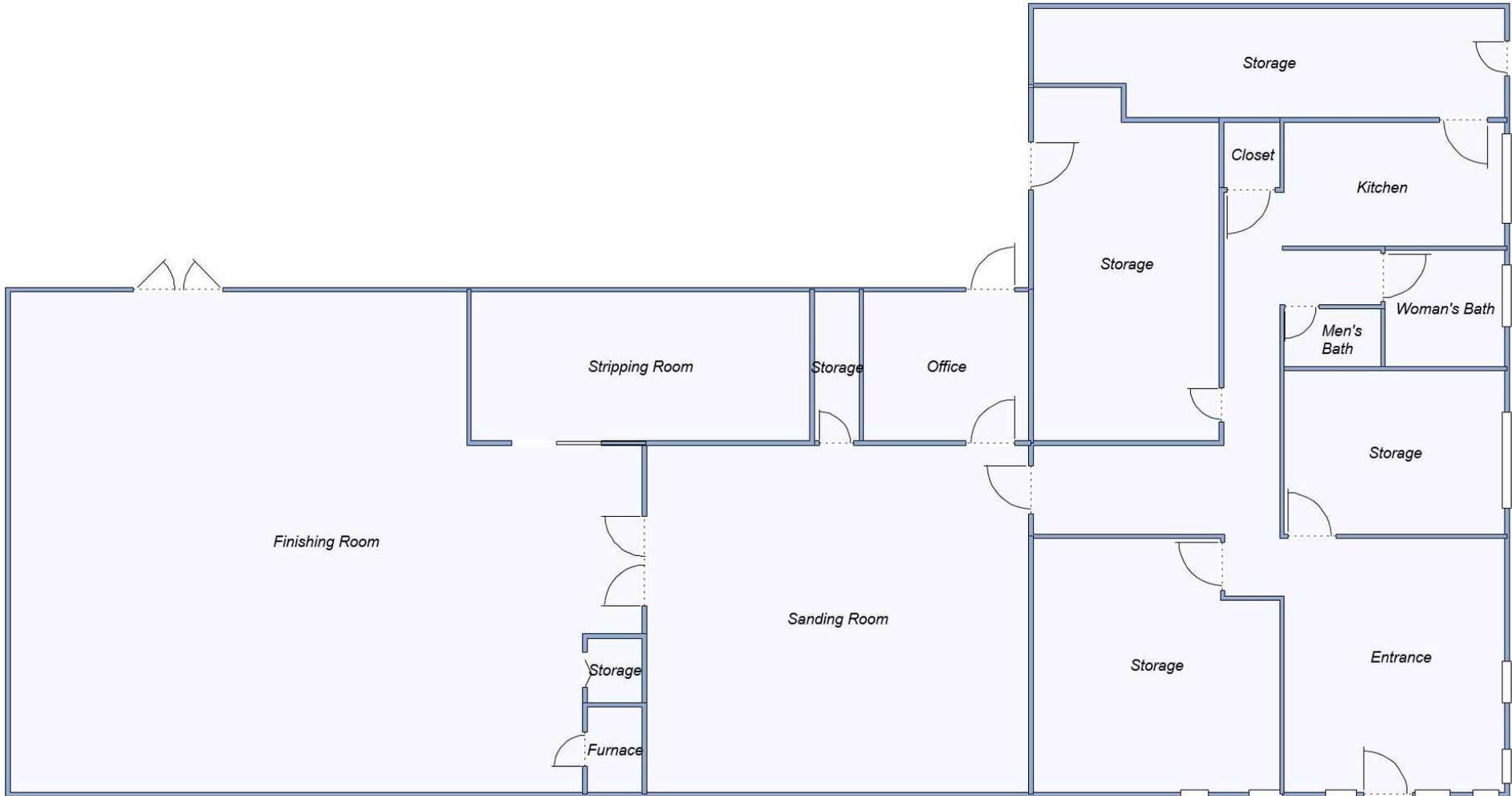
PROPERTY HIGHLIGHTS

- Located on S Washington with great access
- Favorable zoning allows multiple commercial, industrial & residential uses
- Good On-street and off-street parking available for customers
- Double man doors in rear can be converted to roll up door
- Well maintained building
- Easily converted to auto repair, contractor business and more
- Existing perpendicular building sign allows great identity



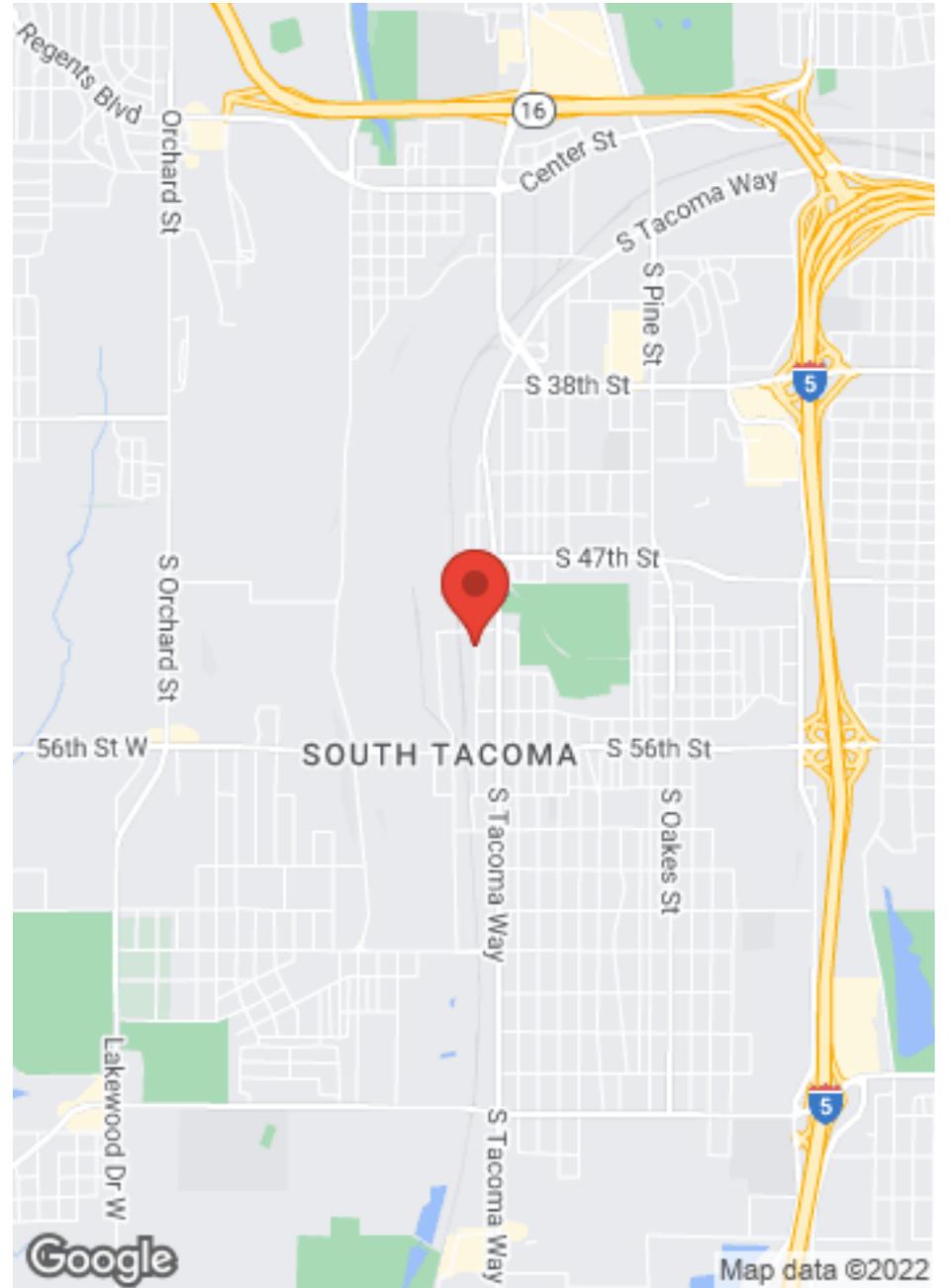
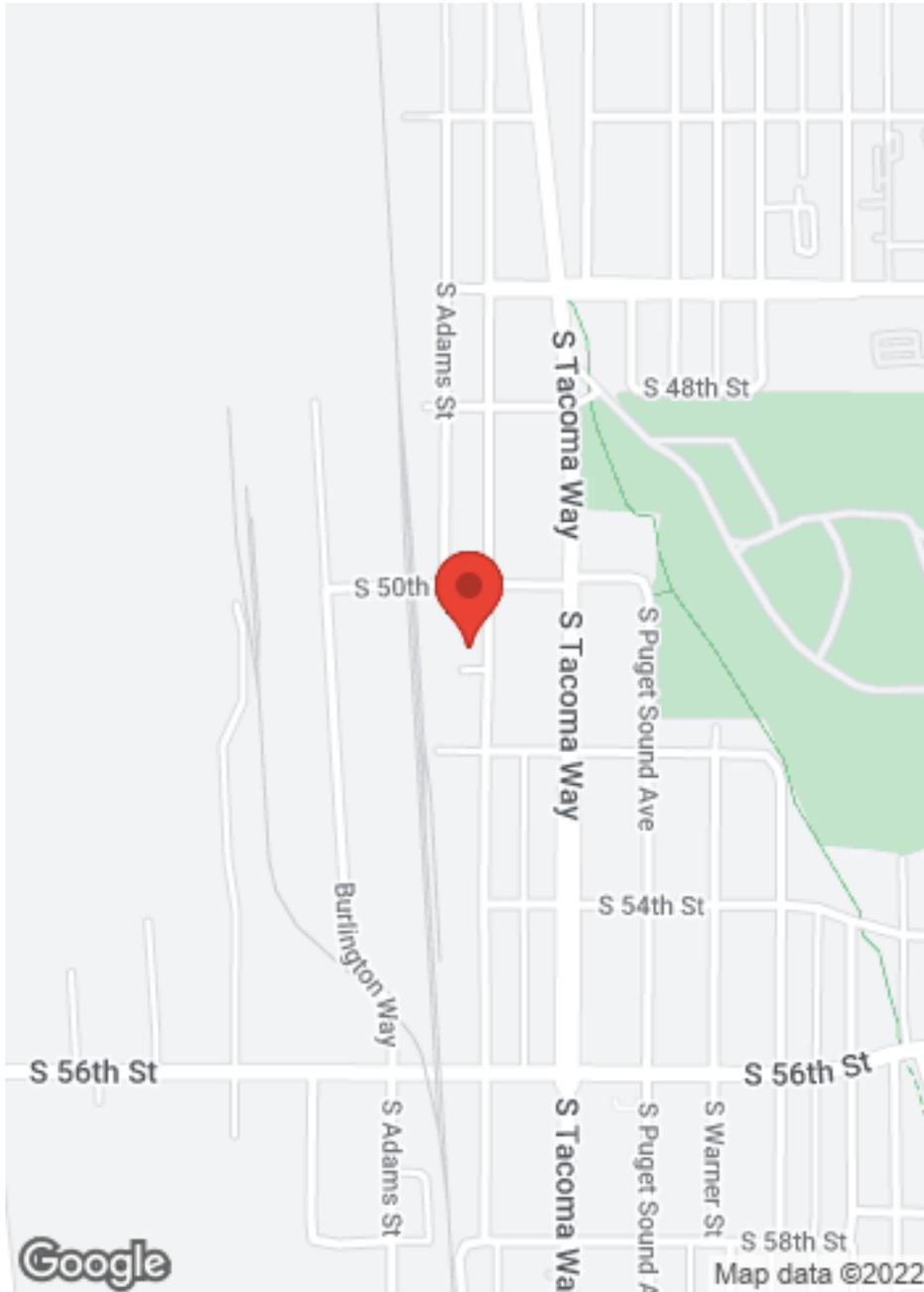
PROPERTY PHOTOS

5014 SOUTH WASHINGTON STREET



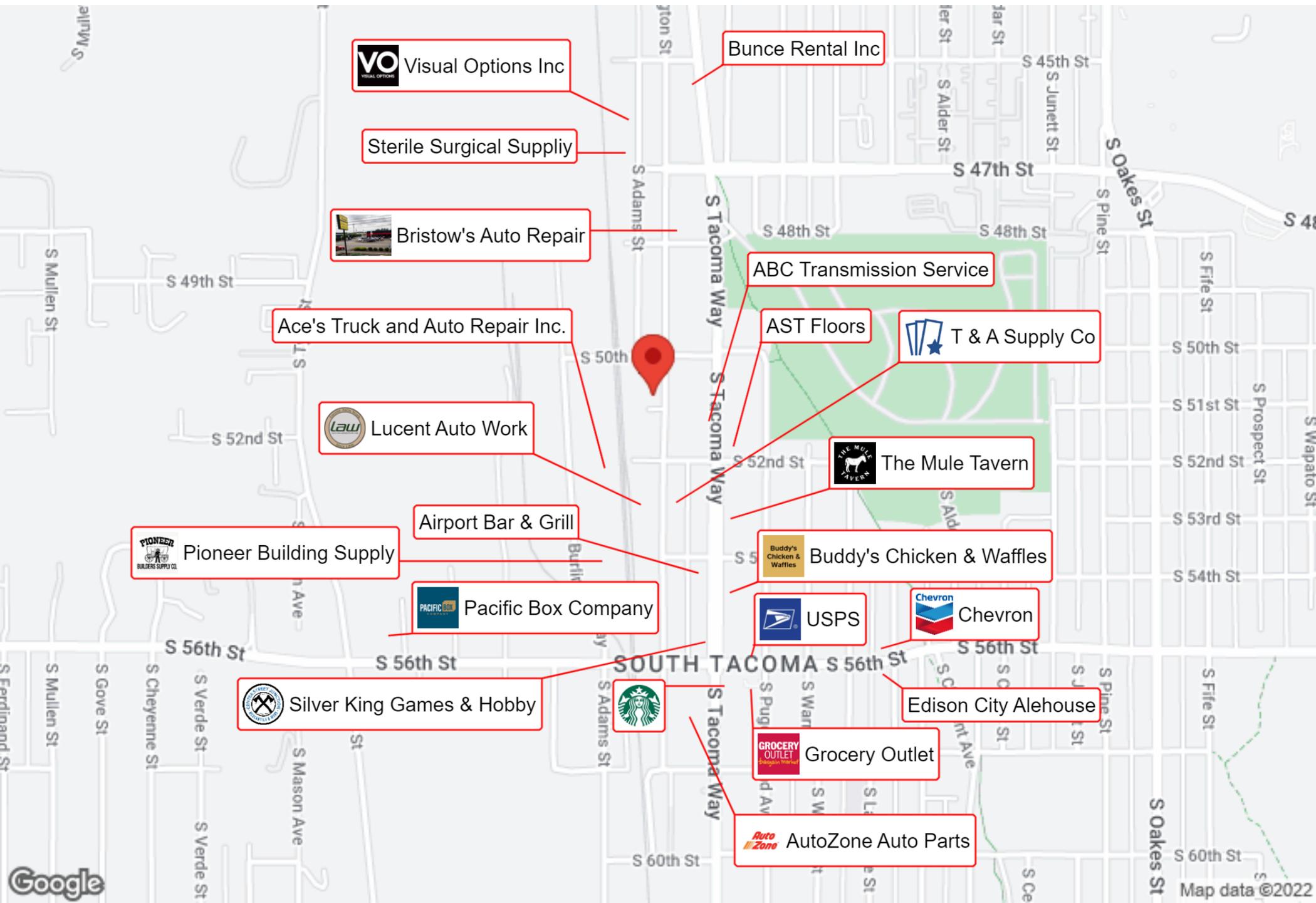
LOCATION MAPS

5014 SOUTH WASHINGTON STREET



BUSINESS MAP

5014 SOUTH WASHINGTON STREET



 Visual Options Inc

Bunce Rental Inc

Sterile Surgical Supply

 Bristow's Auto Repair

ABC Transmission Service

Ace's Truck and Auto Repair Inc.

AST Floors

 T & A Supply Co

 Lucent Auto Work

 The Mule Tavern

Airport Bar & Grill

 Pioneer Building Supply

 Buddy's Chicken & Waffles

 Pacific Box Company

 USPS

 Chevron

 Silver King Games & Hobby

 Starbucks

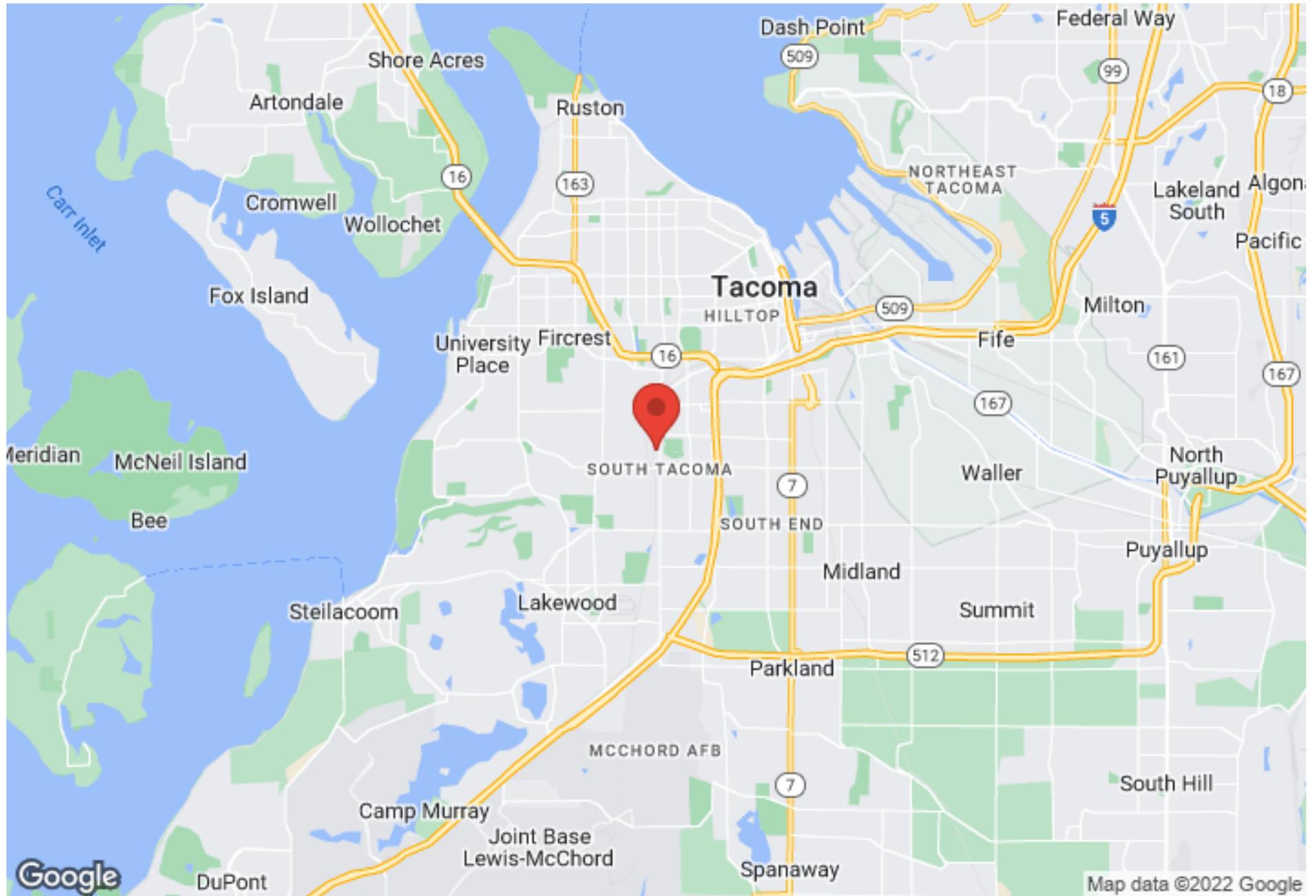
Edison City Alehouse

 Grocery Outlet

 AutoZone Auto Parts

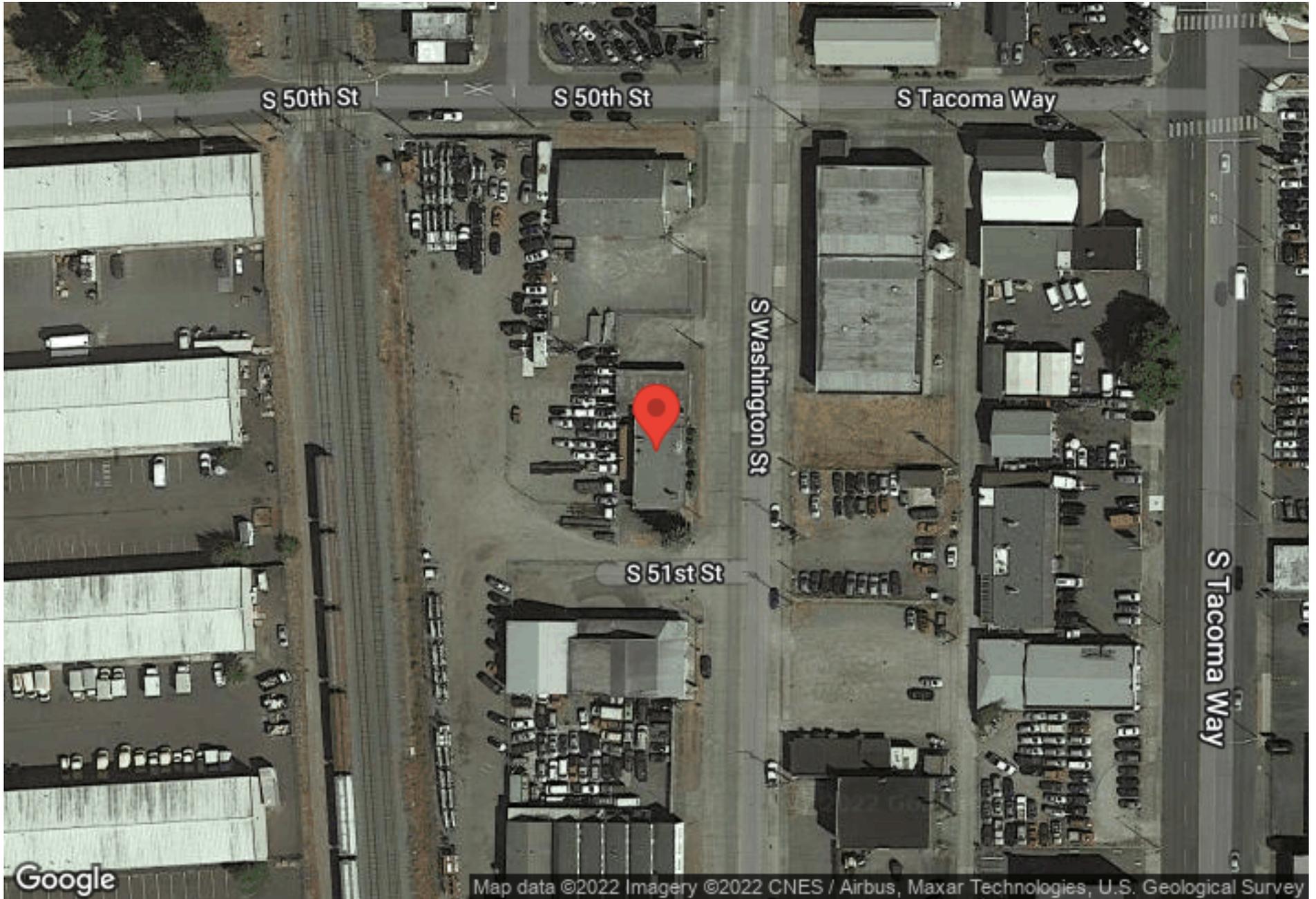
REGIONAL MAP

5014 SOUTH WASHINGTON STREET



AERIAL MAP

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Google

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DEMOGRAPHICS

5014 SOUTH WASHINGTON STREET



Population	1 Mile	3 Miles	5 Miles
Male	6,802	58,883	139,133
Female	6,971	62,885	147,610
Total Population	13,773	121,768	286,743

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,178	26,053	58,853
Ages 15-24	2,070	16,471	37,082
Ages 55-64	1,439	13,784	33,628
Ages 65+	1,461	16,075	42,006

Race	1 Mile	3 Miles	5 Miles
White	7,901	78,191	192,034
Black	2,394	14,564	28,087
Am In/AK Nat	58	507	1,738
Hawaiian	165	1,173	3,031
Hispanic	2,184	16,149	38,430
Multi-Racial	4,834	36,642	82,340

Income	1 Mile	3 Miles	5 Miles
Median	\$41,729	\$49,305	\$49,228
< \$15,000	896	6,707	17,374
\$15,000-\$24,999	634	5,511	13,101
\$25,000-\$34,999	818	5,787	13,199
\$35,000-\$49,999	826	7,986	18,049
\$50,000-\$74,999	1,293	10,526	22,383
\$75,000-\$99,999	464	5,378	12,939
\$10,000-\$149,999	362	4,788	11,829
\$150,000-\$199,999	34	1,143	3,224
> \$200,000	9	561	2,188

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,068	54,938	129,710
Occupied	5,432	50,454	119,183
Owner Occupied	2,090	25,553	60,567
Renter Occupied	3,342	24,901	58,616
Vacant	636	4,484	10,527