



FOR SALE

7457 S Madison Street
Tacoma, WA 98409



7457 S MADISON STREET

Jeremiah Durr

First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

7457 SOUTH MADISON STREET a great office/flex warehouse property located in South Tacoma. It's proximity to 72nd Street and the Interstate 5 interchange make it a superb location for businesses serving the South Sound and beyond. M1-STGPD is a Light Industrial zoning which allows for a wide variety of uses, including i502 cannabis business and much more.

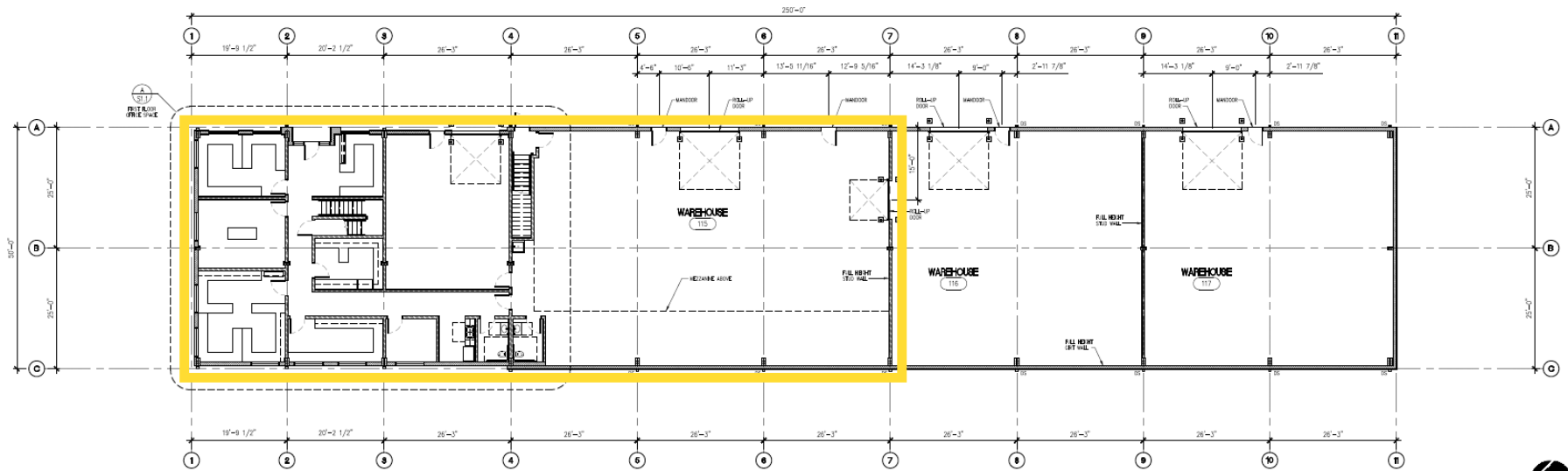
FOR SALE

\$3,500,000

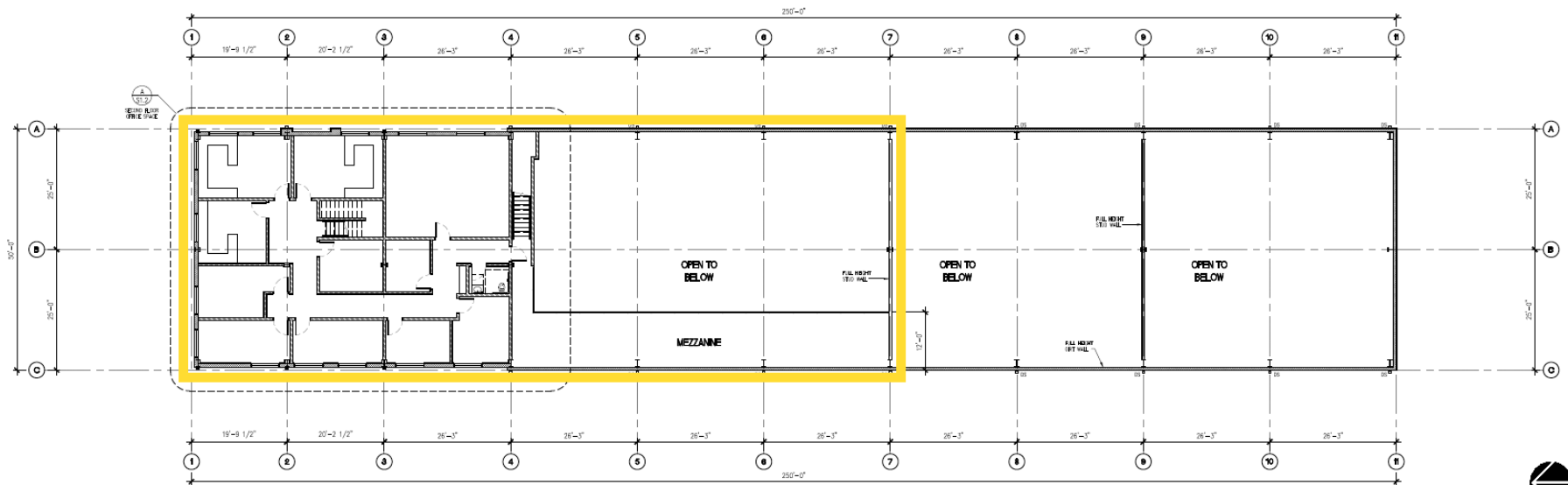
- RARE SHOP & OFFICE WITH YARD SPACE RIGHT OFF OF S 74TH ST
- BUILDING TOTAL: 16,250 SF
- WAREHOUSE: 4,000 SF (OCCUPIED)
- OFFICE/WAREHOUSE WITH YARD SPACE AVAILABLE



FLOOR PLAN



A FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"



B SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"



PHOTOS



PHOTOS



PARCEL INFORMATION



PARCEL NUMBER
0220254164



BUILDING
16,250 SF



LAND
46,253 SF
(1.06 acres)



LOCATION AERIAL



WAPATO HILLS PARK



S 74TH STREET




S TACOMA WAY




TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.
RESULTS DRIVEN.

JEREMIAH DURR

 253.471.5506

 jdurr@firstwesternproperties.com



First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

© First Western Properties, Inc. DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.

