

For Sale or Lease

# Tacoma Fixture Building

1815 EAST D STREET, TACOMA, WA

E "D" STREET

E 19TH STREET

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**NAI** Puget Sound  
Properties



# Property Highlights

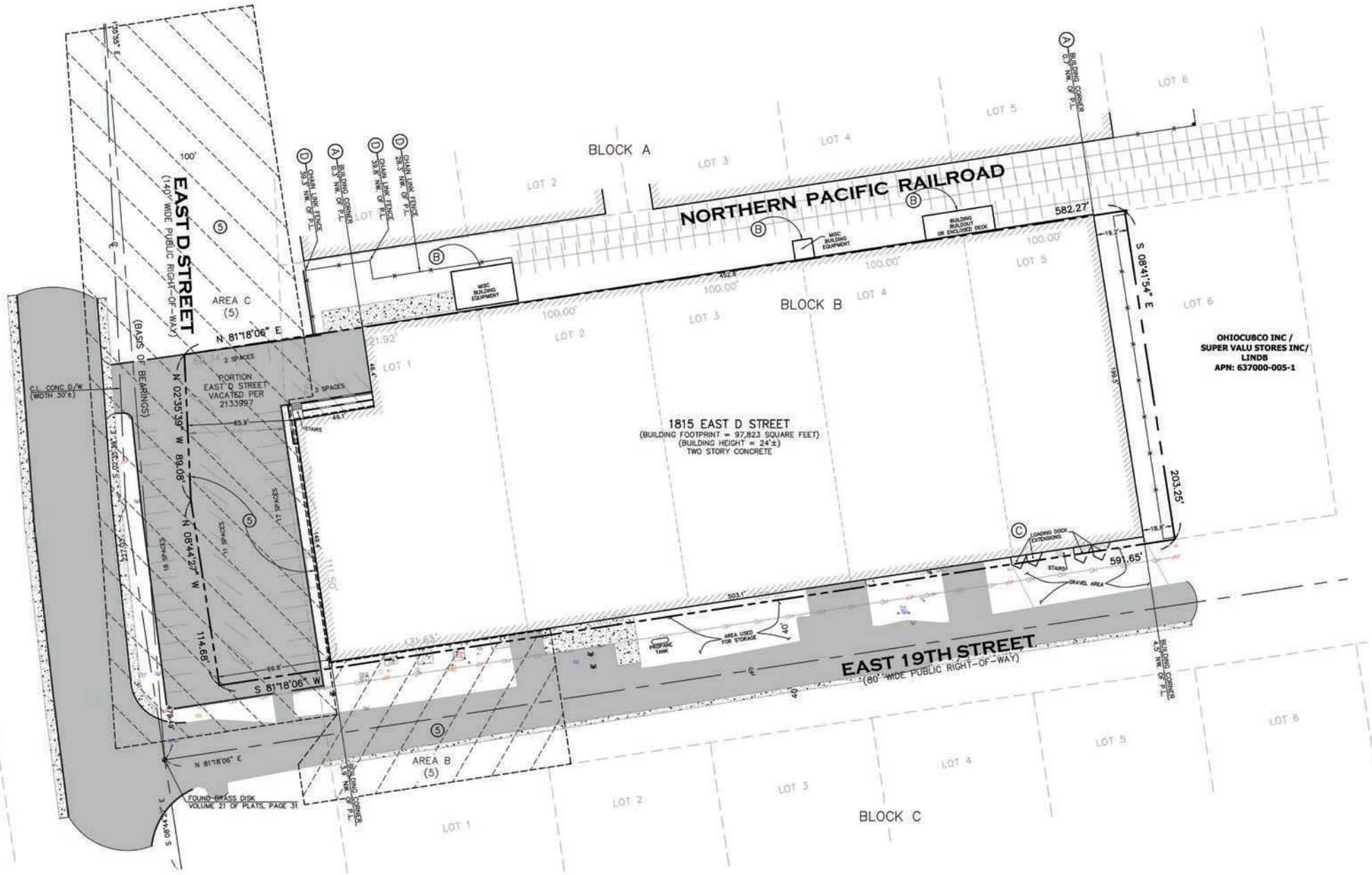
The Tacoma Fixture Building is a stand-alone industrial/manufacturing warehouse building with excellent access to the Port of Tacoma, I-5, and SR 167.

<b>ADDRESS</b>	1815 East D Street Tacoma, WA
<b>LAND AREA</b>	2.7 Acres
<b>BUILDING AREA</b>	98,300 SF (7,500 SF office) Divisible to: 68,300 SF & 30,000 SF
<b>CLEAR HEIGHT</b>	<b>68,300 SF:</b> 12' in northerly and southerly 65' of structure; 20' in middle 65' <b>30,000 SF:</b> 12' – 15'
<b>DOCK HIGH DOORS</b>	10
<b>GRADE LEVEL DOORS</b>	5
<b>POWER</b>	Excessive Power
<b>LEASE RATE</b>	\$0.58 shell & \$0.75 office add on, plus \$0.16 NNN
<b>SALE PRICE</b>	\$13,200,000





# Site Plan



*Close proximity to  
the Port of Tacoma*

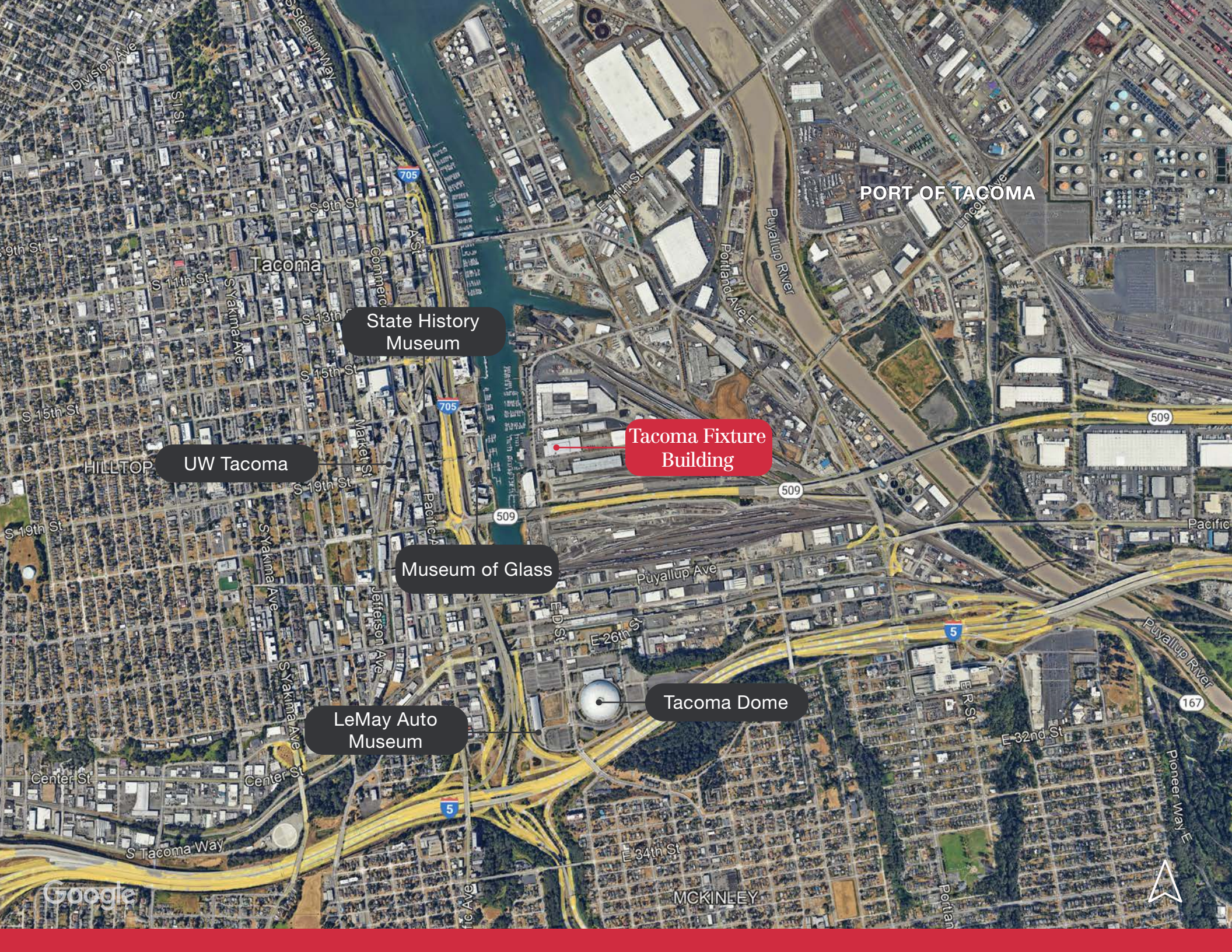


## Premium Location

- + Strategic location 2.7 miles to the Port of Tacoma
- + 1 mile to I-5
- + Strong market dynamics of diminished land supply and tightening vacancy rates (below 5%)
- + Outstanding location with convenient access to multiple freeways
- + 27 minutes to the Sea-Tac International Airport







PORT OF TACOMA

State History Museum

UW Tacoma

Tacoma Fixture Building

Museum of Glass

Tacoma Dome

LeMay Auto Museum

Google

