

# 2544 FAWCETT AVE

## FOR SALE: \$4,800,000

TACOMA, WA 98402

### FOOD PRODUCTION & COLD STORAGE FACILITY

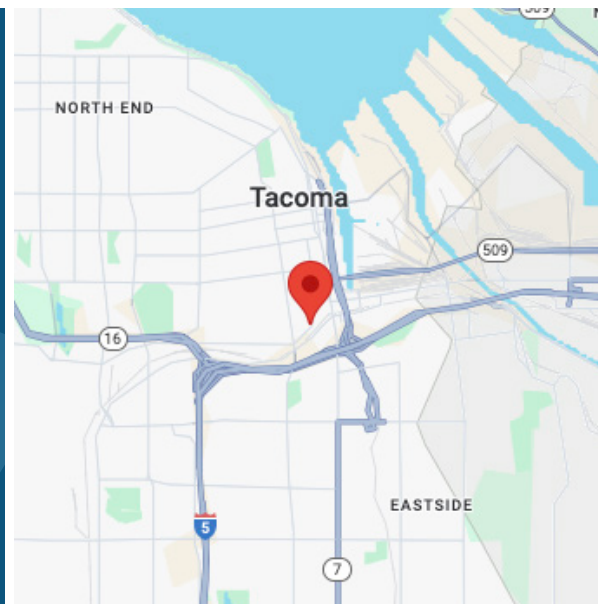


#### LEASE INFORMATION

Building Size	Land Area	Zoning	Price/SF	Asking Price
16,022 SF	0.58 Acres (25,265 SF)	WR (Warehouse Residential)	\$299.60/SF	\$4,800,000

#### PURPOSE-BUILT HIGH GRADE FOOD PRODUCTION & COLD STORAGE FACILITY IN CENTRAL TACOMA

- Ready for immediate food production and cold storage operations
- 2,760 SF Production + 942 SF Office (Building 1)
- 3,500 SF Production + 267 SF Cooler (Building 2 Ground)
- 3,500 SF Office/ Conference room/ Employee break area (Building 2 Upper)
- 5,320 SF remodeled warehouse includes significant built-in cold storage capacity
- 2,411 SF Total cold storage area throughout the building: 267 SF + 456 SF Coolers, 330 SF Blast Freezer, 1,359 SF Storage Freezer
- 800 amps of power: 400a/480v/3p & 400a/208v/3p



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