



1550 & 1590 THORNTON AVE

PACIFIC, WA 98047

Rare IOS Owner-User or Investment Opportunity

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3.02
LOT AC

131,658
LOT SF

\$6,950,000
SALE PRICE

FOR SALE

PROPERTY OVERVIEW

BUILDINGS

- Bldg 1: 1,800 SF office
- Bldg 2: 1,250 SF office
- Bldg 3: 1,350 SF shed
- Bldg 4: 5,000 SF warehouse

SECURED YARD

Fully fenced

JURISDICTION

City of Pacific

ZONING

Light Industrial - MICO
↓ [Download Zoning Map](#)
↓ [Download Zoning Table](#)

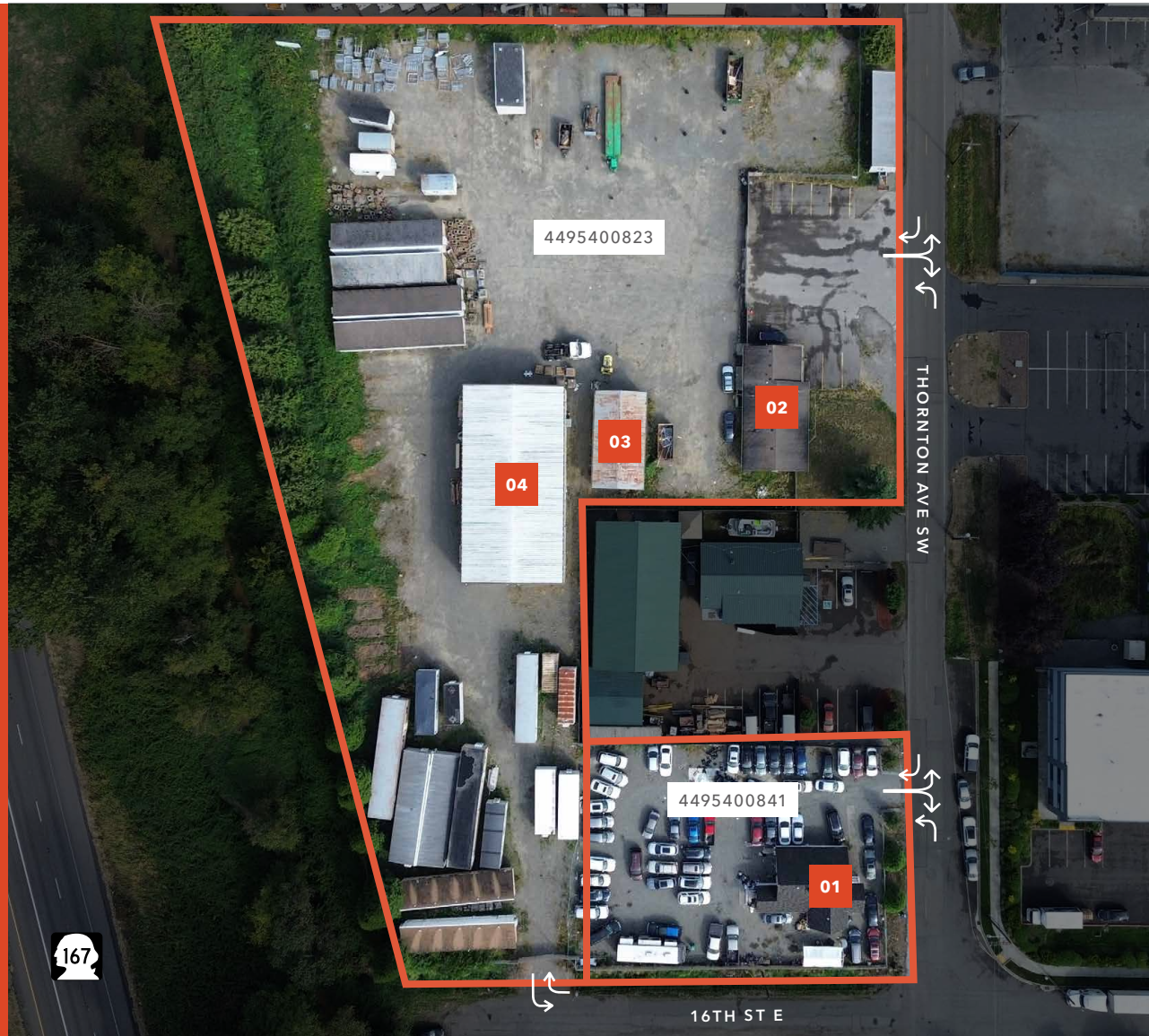
PARCELS

4495400823, 4495400841

→ [VIEW PHOTOS](#)

PLEASE DO NOT DISTURB TENANT.

All tours must be approved by listing brokers.



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FOR SALE



SR-167 N
2 Mins | 0.6 Miles



SR-167 S
3 Mins | 0.7 Miles



**SUBJECT
PROPERTY**



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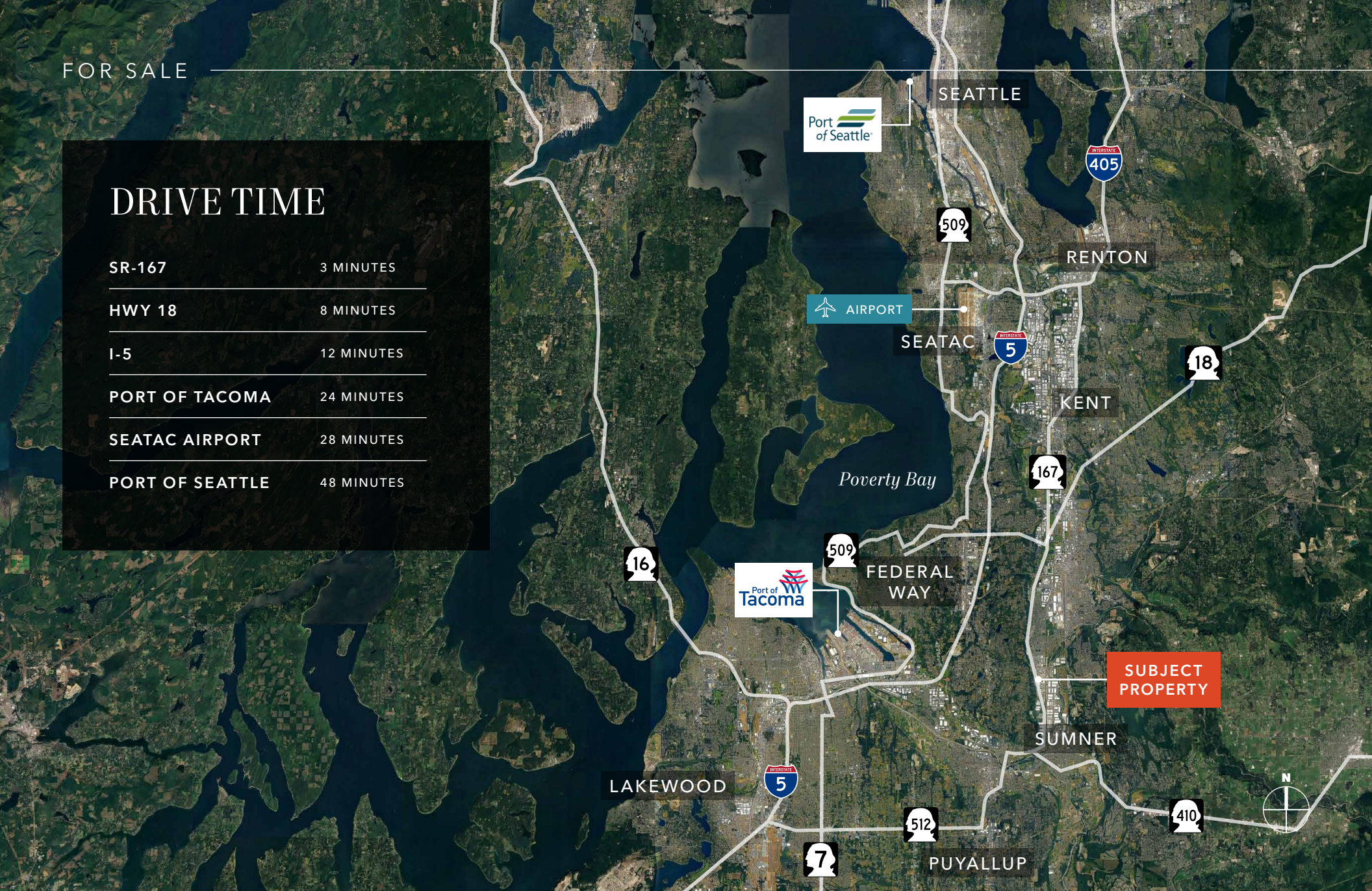
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km Kidder
Mathews

FOR SALE

DRIVE TIME

SR-167	3 MINUTES
HWY 18	8 MINUTES
I-5	12 MINUTES
PORT OF TACOMA	24 MINUTES
SEATAC AIRPORT	28 MINUTES
PORT OF SEATTLE	48 MINUTES



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IOS LEASE COMPARABLES

	Tenant	Landlord	Start Date	Bldg SF	Yard SF	Yard AC	Term Mos.	Yard Rate	Free Rent (Mos.)	Annual Rent Increases (%)
01	SQUAN CONSTRUCTION 26402 79th Ave S Kent, WA	Stockbridge	Jul-25	2,900	81,022	1.9	26	\$0.33	2	4.00%
02	AVIS 8249 5th Ave S Seattle, WA	Centerpoint	Apr-25	0	202,990	4.7	116	\$0.58	4	4.00%
03	PALFINGER 8810 S 208th St Kent, WA	LSR PROPERTIES INC	Feb-25	17,200	50,000	1.2		\$0.56	0	3.50%
04	STG LOGISTICS 1614 Lincoln Ave Tacoma, WA	CenterPoint	Jan-25	13,400	309,276	7.1	38	\$0.30	2	3.75%
05	DRAIN-PRO, INC 2415 Inter Ave - Building A Puyallup, WA	Hansen 2415 LLC	Jan-25	2,601	40,075	0.9	64	\$0.39	0	4.00%
06	UTILITY TRAILER & EQUIPMENT SALES 904 W Main Auburn, WA	Fortress	Jan-25	26,300	261,360	6.0	24	\$0.41	3	4.00%
07	KENAN ADVANTAGE GROUP 805 140th Ave Ct E Sumner, WA	RealTerm	Dec-24	12,600	186,001	4.3	121	\$0.42	1	3.75%

IOS SALE COMPARABLES

	Tenant	Buyer	Seller	Total AC	Total SF	Purchase Date	Purchase Price	Price PSF (Land)	Building SF
01	GR AUTO 1503 Thornton Ave SW Pacifc, WA	Steel Peak	Private	2.4	104,544	Aug-25	\$6,300,000.00	\$60.26	3,000
02	ABF FREIGHT 1955 Lincoln Ave Tacoma, WA	RealTerm	Darryl Mecham	2.4	102,802	May-25	\$6,690,000.00	\$65.08	9,700
03	QUALITY CARRIERS 19929 77th Ave S Kent, WA	RealTerm	Quality Carriers	5.4	234,290	May-25	\$12,500,000.00	\$53.35	13,890
04	3037 CENTER STREET Tacoma, WA	Altarra	Private	2.1	90,169	Apr-25	\$5,500,000.00	\$61.00	30,610
05	FIELDS ROOFING 25924 78th Ave S Kent, WA	Steel Peak	Private	2.8	121,968	Apr-25	\$5,650,000.00	\$46.32	8,160
06	3513 142ND AVE E Kent, WA	Costco	CenterPoint	9.7	422,532	Apr-25	\$35,000,000.00	\$82.83	0
07	CLEAN HARBORS 26330 79th Ave Kent, WA	RealTerm	Lift	2.9	125,017	Mar-25	\$8,721,525.00	\$69.76	12,876
08	CLEAN HARBORS 26330 79th Ave S Kent, WA	RealTerm	Lift	1.9	83,635	Mar-25	\$5,814,350.00	\$69.52	1,800
09	POWER SCREEN 7915 S 261st St Kent, WA	RealTerm	Lift	4.5	196,020	Mar-25	\$13,689,125.00	\$69.84	23,119
10	5840 S 228TH ST Kent, WA	Puget Sound Fire Authority	Kent 228 LLC	1.7	72,233	Dec-24	\$4,982,445.00	\$68.98	1,624
11	615 S 96TH ST	Zenith	Private	3.8	165,528	Oct-24	\$12,700,000.00	\$76.72	13,500

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