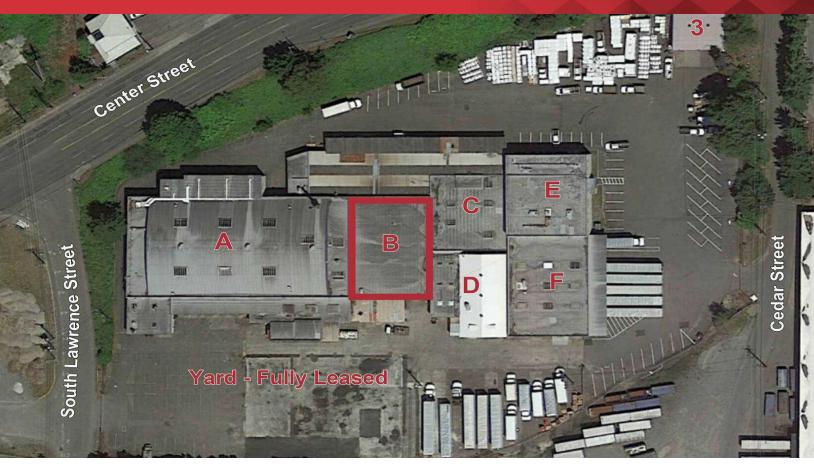






4,968 - 7,200 SF

LOWEST RENTS IN THE MARKET



## Former Tam Engineering

3033-3035 S Lawrence St Tacoma, WA 98409

## **Property Highlights**

- Free-standing building on ± 5.22 acres
- Great manufacturing facility: heavy power, dock, and grade level loading, and heated manufacturing space Available March 2022
- 12' 16' clear height
- "Nalley Valley" location with great freeway access to Puget Sound region from SR-16 and I-5  $\,$
- · Zoned Heavy Industrial (M-2), City of Tacoma
- Low rent rates and competitive NNNs .

## **Available Spaces**

Area B - 7,200 SF





Dave Douglas, SIOR, CCIM Kyle Schipper, SIOR Partner | 253.203.1326 ddouglas@nai-psp.com

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## SPACE AVAILABLE

Building	Suite	Size (SF)	Rate (PSF/mo.)	NNN (PSF/mo.)
1	В	7,200	\$0.75	\$0.18



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