

For Lease

Tacoma Fixture Building

1815 EAST D STREET, TACOMA, WA

E "D" STREET

E 19TH STREET

ARIE SALOMON, SIOR, CCIM
425 586 5636
asalomon@nai-psp.com

JEFF FORSBERG, CCIM
425 586 5610
jforsberg@nai-psp.com

DAVE DOUGLAS, SIOR, CCIM
253 203 1326
ddouglas@nai-psp.com

NAI Puget Sound
Properties

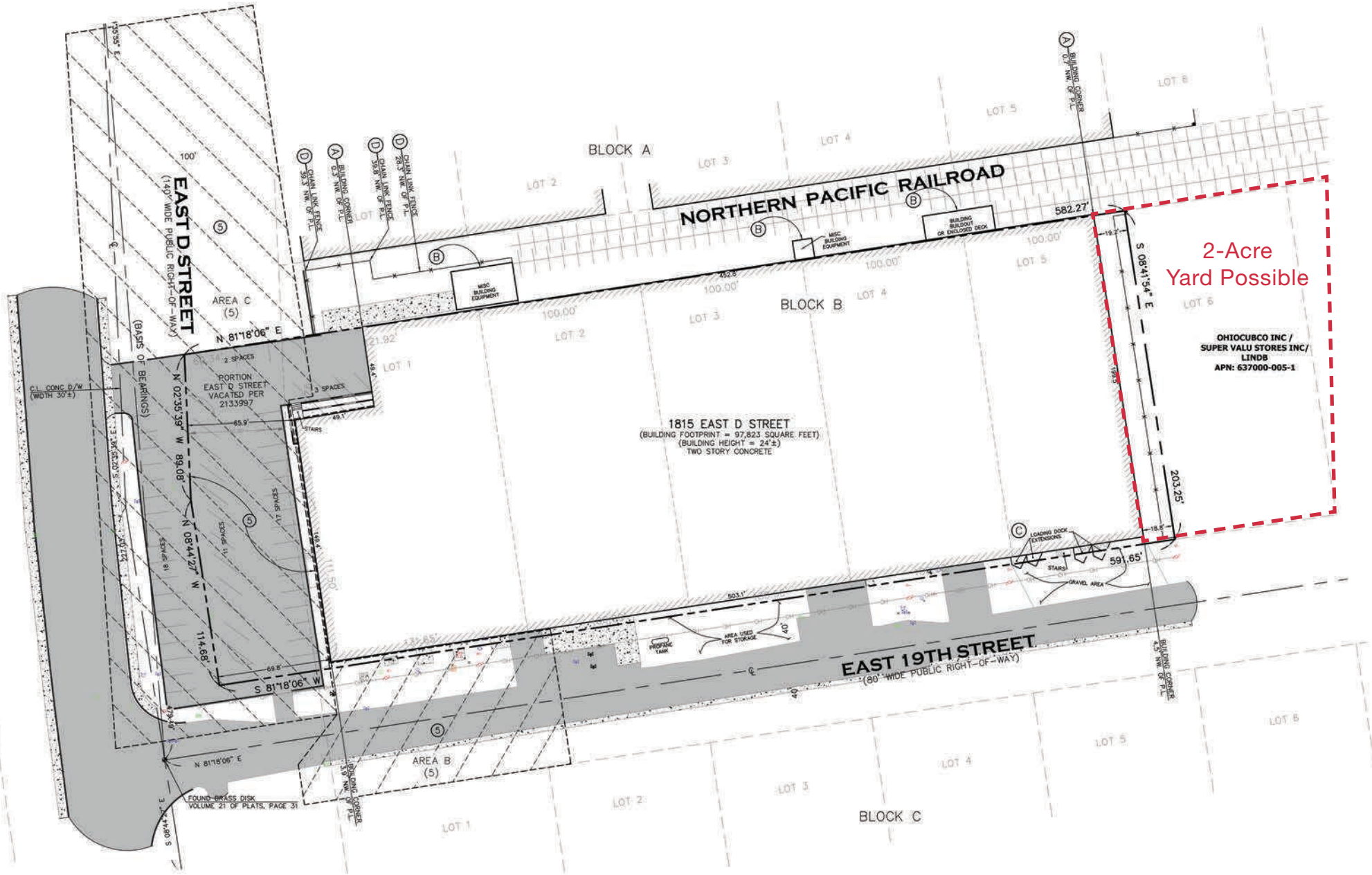
Property Highlights

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.

ADDRESS	1815 East D Street Tacoma, WA
LAND AREA	2.7 Acres
BUILDING AREA	98,300 SF (7,500 SF office) Divisible to: 68,300 SF & 30,000 SF
CLEAR HEIGHT	12' - 14' in 68,300 SF; 12' - 15' in 30,000 SF
DOCK HIGH DOORS	10
GRADE LEVEL DOORS	5
POWER	Excessive Power
LEASE RATE	\$0.58 shell & \$0.75 office add on, plus \$0.16 NNN
YARD AREA	Adjacent 2-acre yard available



Site Plan



2-Acre
Yard Possible

OHIOCUBCO INC /
SUPER VALU STORES INC/
LINDB
APN: 637000-005-1

1815 EAST D STREET
(BUILDING FOOTPRINT = 97,823 SQUARE FEET)
(BUILDING HEIGHT = 24'±)
TWO STORY CONCRETE



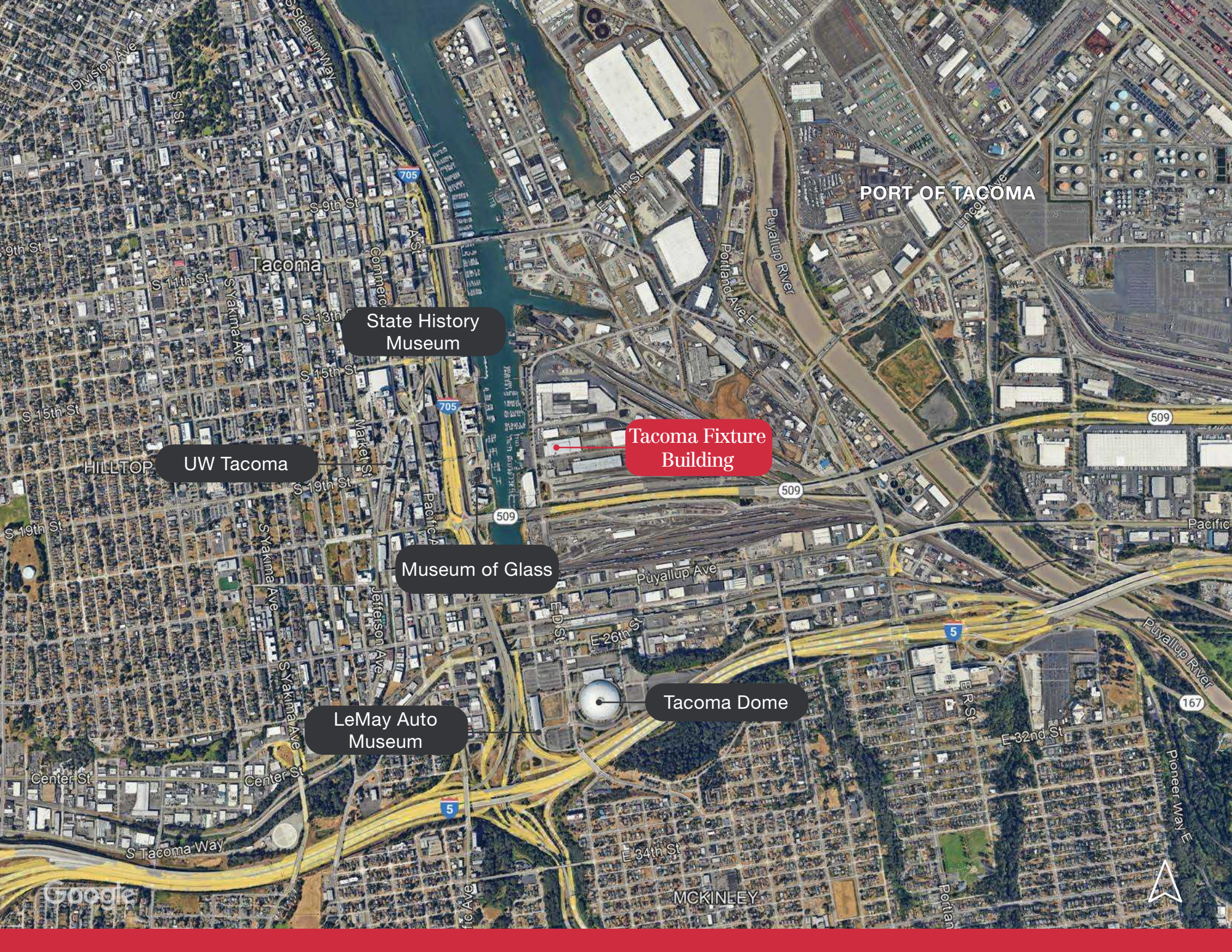
*Close proximity to
the Port of Tacoma*



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

