



**FOR LEASE**

7457 S Madison Street  
Tacoma, WA 98409



**7457 S MADISON STREET**  
Jeremiah Durr

First Western Properties—Tacoma Inc. | 253.472.0404  
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

## 7457 SOUTH MADISON STREET

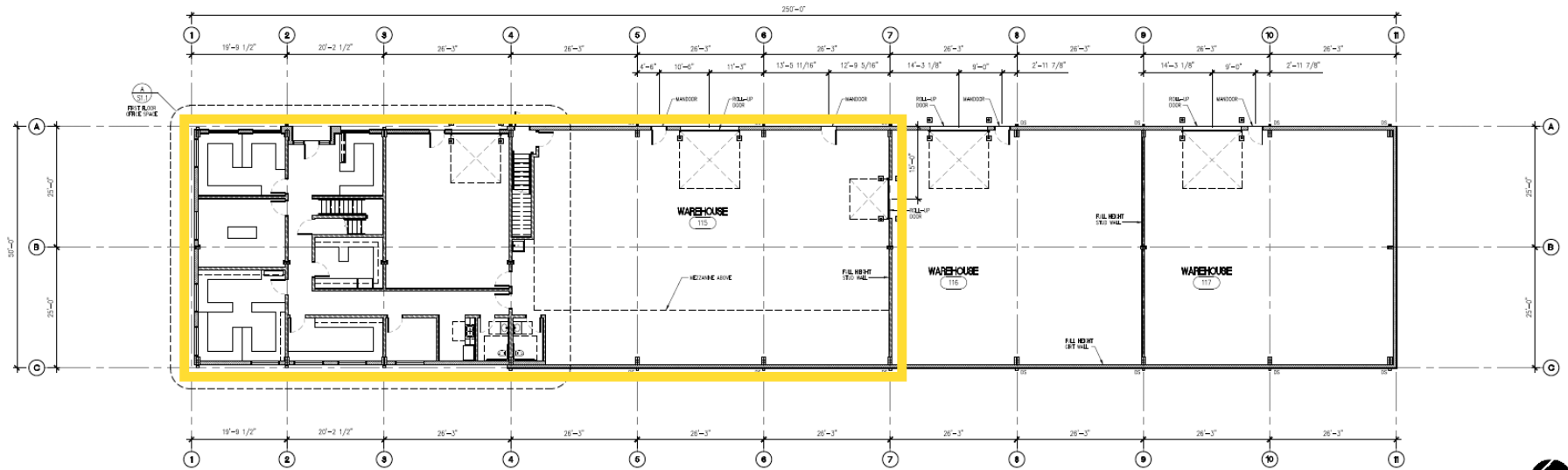
a great office/flex warehouse property located in South Tacoma. It's proximity to 72nd Street and the Interstate 5 interchange make it a superb location for businesses serving the South Sound and beyond. M1-STGPD is a Light Industrial zoning which allows for a wide variety of uses, including i502 cannabis business and much more.

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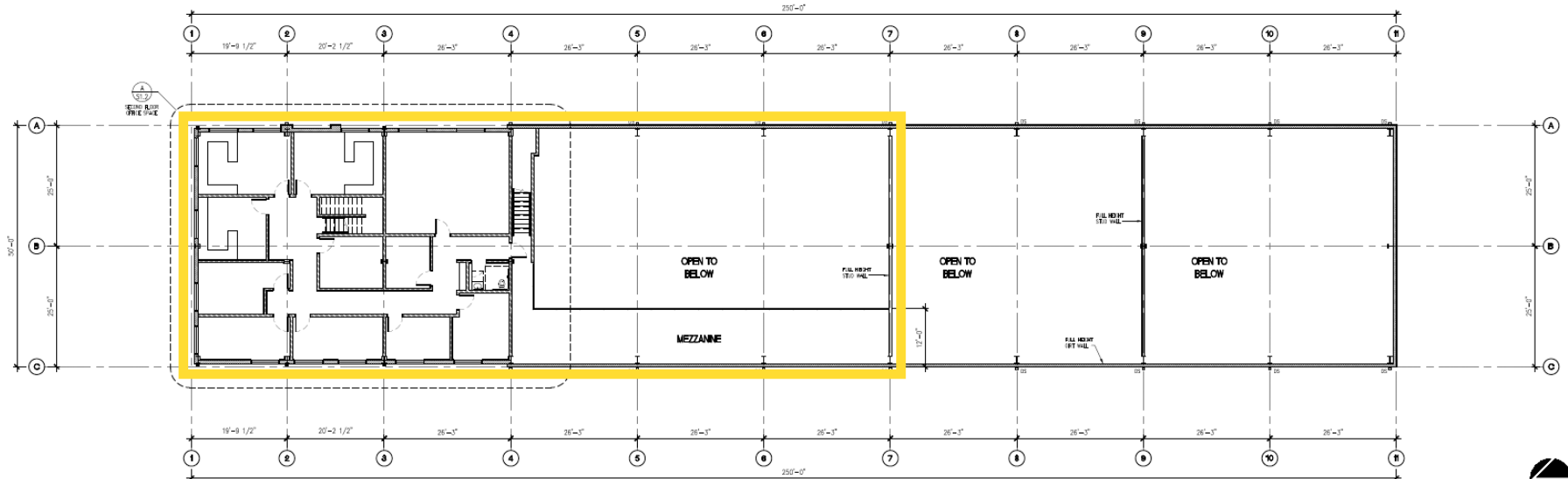
- \$13,000 PER MONTH + NNN
- SPACE AVAILABLE: 10,550 SF
  - FLOOR 1: 7,250 SF
  - FLOOR 2: 3,300 SF + MEZZANINE
- BUILDING TOTAL: 16,250 SF
- OFFICE: 6,550 SF
- WAREHOUSE: 4,000 SF



# FLOOR PLAN



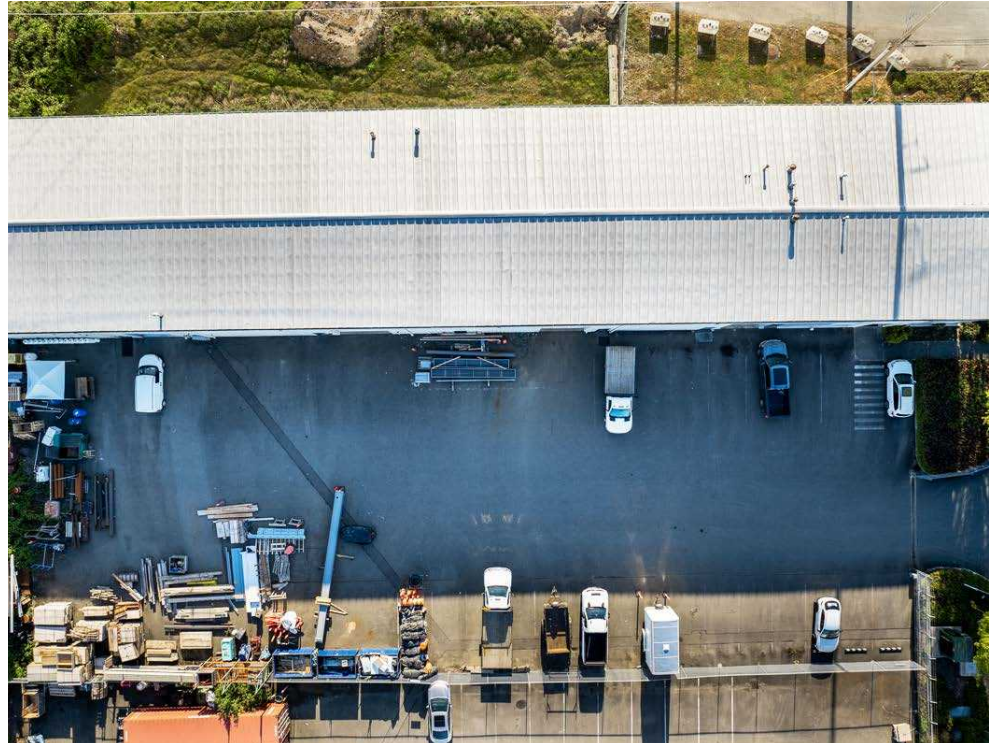
**A** FIRST FLOOR PLAN  
SCALE: 3/32" = 1'-0"



**B** SECOND FLOOR PLAN  
SCALE: 3/32" = 1'-0"



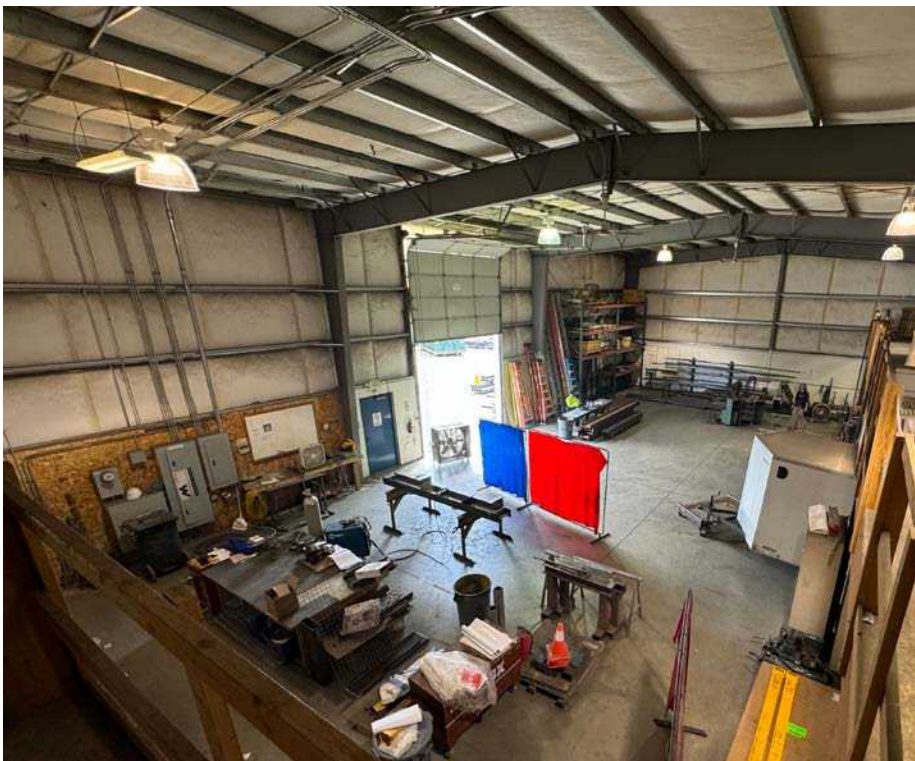
PHOTOS



OFFICE PHOTOS



WAREHOUSE PHOTOS



PARCEL INFORMATION



PARCEL NUMBER  
0220254164



BUILDING  
16,250 SF



LAND  
46,253 SF  
(1.06 acres)



# LOCATION AERIAL



WAPATO HILLS PARK



S 74TH STREET



S TACOMA WAY






TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.  
RESULTS DRIVEN.

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