

# Industrial for Sale/Lease

## DOWNTOWN TACOMA INDUSTRIAL

2128 - 2134 Pacific Avenue, Tacoma, WA 98402



### LISTING DATA

**BUILDING SF:** 36,000 SF  
**SALE PRICE** \$4,499,000  
**LEASABLE SF:** 6,000 - 36,000 SF  
**LEASE RATE:** \$1.00 PSF, NNN  
**ZONING:** WR HIST -  
Warehouse/Residential  
& Historical

### COMMENTS

Two connected buildings with 3 floors. Each floor offers 6,000 to 12,000 SF floor plates, featuring 12-17 foot ceilings. A mix of grade level and dock high doors with access to 1st and 2nd floors.

Situated in downtown Tacoma, adjacent to University of Washington and Brewery Blocks. Close proximity to freeways and an array of nearby amenities.



### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,301	45,116	109,497
Total Population	11,586	104,301	262,103
Average HH Income	\$57,742	\$73,433	\$79,874

### CONTACT

**Kyle Prosser**

kprosser@lee-associates.com  
D 253.444.3025

**Bruce Barker**

bbarker@lee-associates.com  
D 253.238.0048

**Harrison Laird**

hlaird@lee-associates.com  
D 253.238.0044

**John Bauder, CCIM**

jbauder@lee-associates.com  
D 253.238.0043

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# Industrial for Sale/Lease DOWNTOWN TACOMA INDUSTRIAL

2128 - 2134 Pacific Avenue, Tacoma, WA 98402

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



## CONTACT

**Kyle Prosser**

kprosser@lee-associates.com  
D 253.444.3025

**Bruce Barker**

bbarker@lee-associates.com  
D 253.238.0048

**Harrison Laird**

hlaird@lee-associates.com  
D 253.238.0044

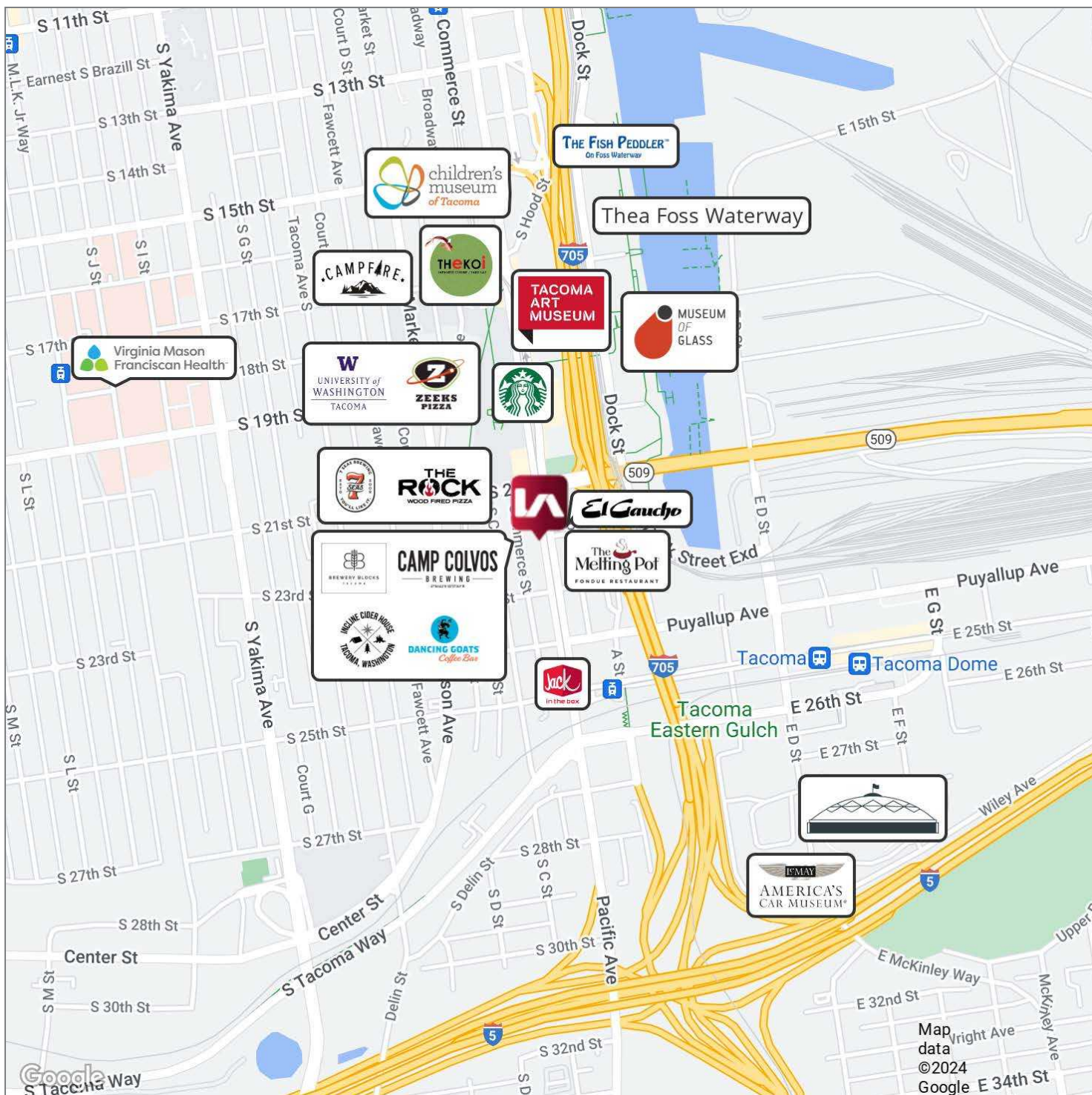
**John Bauder, CCIM**

jbauder@lee-associates.com  
D 253.238.0043

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# Industrial for Sale/Lease DOWNTOWN TACOMA INDUSTRIAL

2128 - 2134 Pacific Avenue, Tacoma, WA 98402



## CONTACT

**Kyle Prosser**

kprosser@lee-associates.com  
D 253.444.3025

**Bruce Barker**

bbarker@lee-associates.com  
D 253.238.0048

**Harrison Laird**

hlaird@lee-associates.com  
D 253.238.0044

**John Bauder, CCIM**

jbauder@lee-associates.com  
D 253.238.0043

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.