

CBRE

4401/4409
SOUTH ORCHARD STREET
TACOMA, WASHINGTON

TACOMA INDUSTRIAL FACILITY

85,856 SF
SPACE FOR SUBLEASE NOW
THROUGH 8/31/28,
OR LONG-TERM DIRECT DEAL



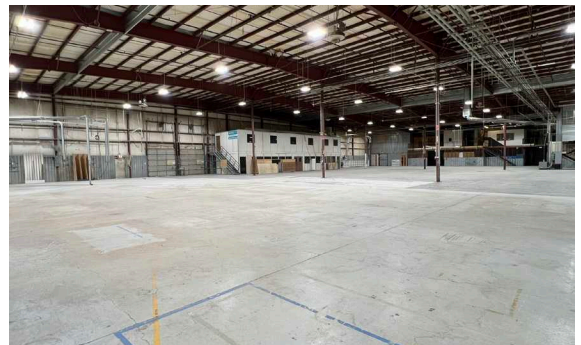
PROPERTY INFORMATION

The buildings can be leased separately or together with TI packages available for qualified subtenants. Long term direct deal with Landlord possible pending financial review.

BUILDING 1

Specs

- 52,000 total SF
- 36,000 SF warehouse
- 8,000 SF 1st floor office and 8,000 SF 2nd floor office
- 1.75 acres of paved yard and loading area
- 2 dock-high doors
- 3 grade-level doors (2 are 12" wide x 14" tall)
- 20' - 25' clear height
- Heavy power: $\pm 3,600A$ of 480V (to be confirmed w/ electrician)
- Sprinklered
- LED warehouse lighting
- Flexible office arrangements
- \$0.80 PSF + NNN



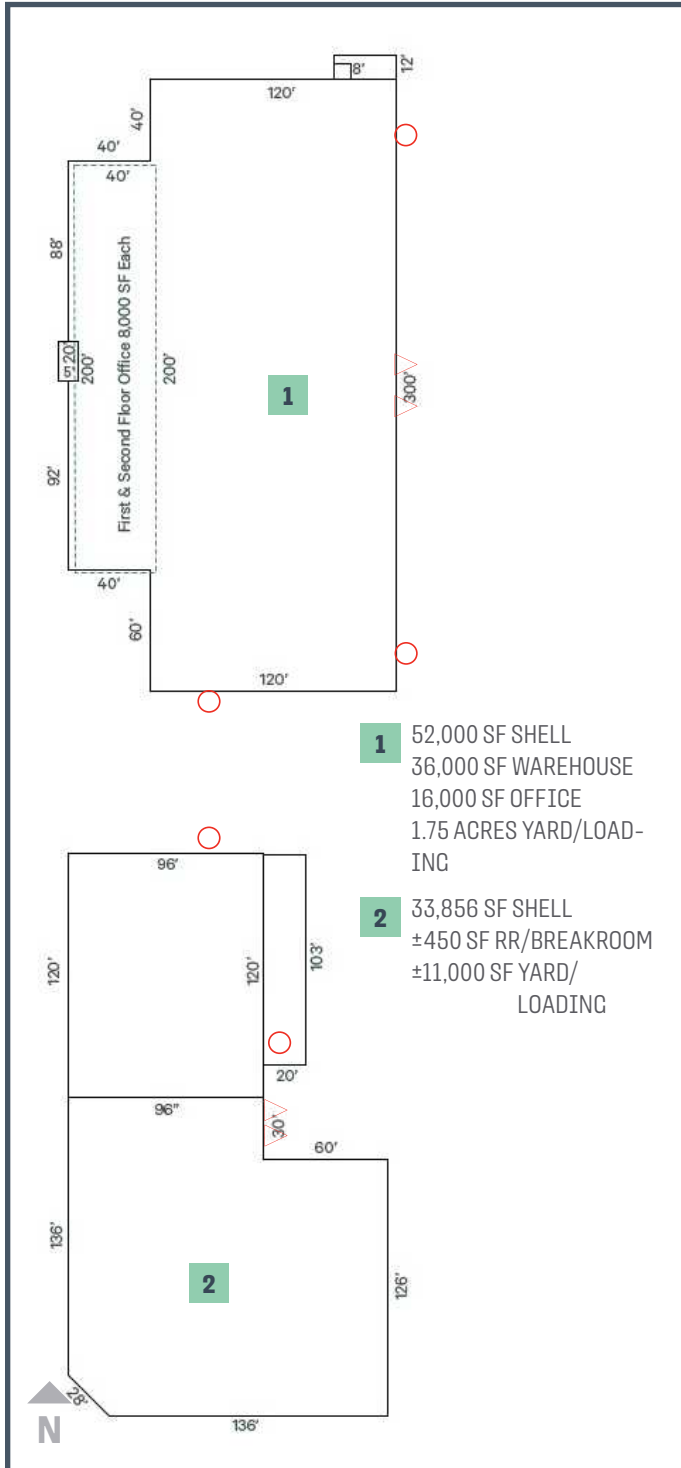
BUILDING 2

Specs

- 33,856 SF shell
- ± 450 SF office (restrooms and breakroom)
- $\pm 1,150$ mezzanine storage
- $\pm 11,000$ SF of paved yard and loading area
- 2 dock-high doors
- 2 grade-level doors
- 25' - 30' clear height in 22, 336 SF and 14' - 16' in 11,520 SF
- Heavy power: $\pm 2,000A$ of 480V (to be confirmed w/electrician)
- Sprinklered
- Racking available
- \$0.65 PSF + NNN

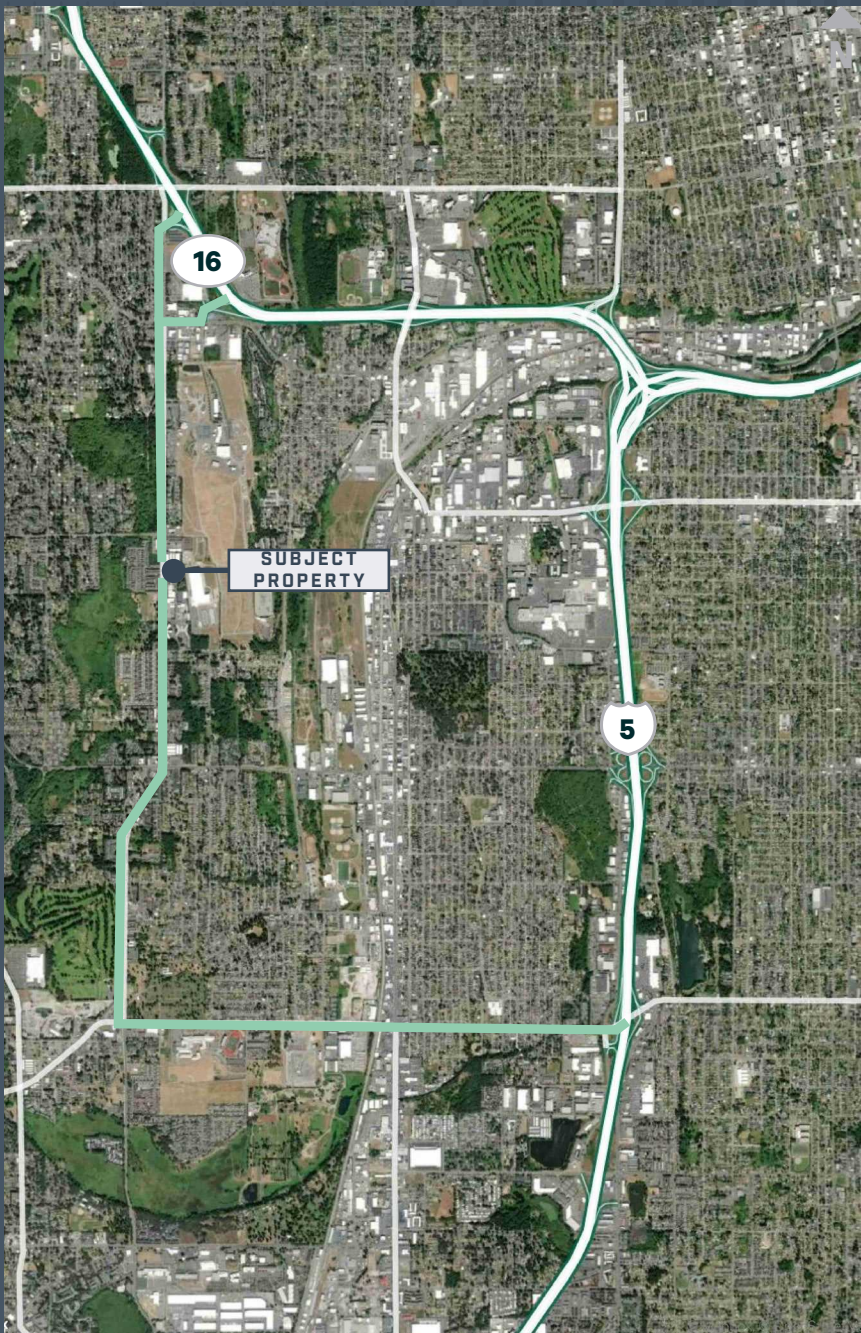
FLOOR PLAN

Existing Improvements



Potential Reconfiguration





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