

# 112TH ST WAREHOUSE + YARD

FOR SALE OR LEASE

11305 WALLER RD E | TACOMA, WA 98445

## COVETED SMALL SHOP & YARD FOR SALE



### SALE INFORMATION

Building Size	Land Size	Year Built	Loading	Lease Rate	Sale Price
3,000 SF	0.98 AC (42,700 SF)	1973 (1988)	2 GL Doors	Call Broker	Call Broker

### PROPERTY HIGHLIGHTS

- Near SR-512, easy ingress with multiple access points, low site coverage, graveled & fenced yard
- IOS site move-in ready
- Previous tenants fully moved out, ready for new occupant
- Fresh paint job, yard cleared



**SAM HIGHSMITH**  
253.779.2434  
shighsmith@neilwalter.com

All information references in this document are approximate. The information contained herein is contained from sources deemed reliable. It is provided without representation, warranty, or guarantee, expressed or implied as to accuracy. Prospective buyer or tenant should conduct its own independent investigation relating to the property, government codes and regulations, allowed uses, and all other matters, regardless of whether they are referred to or contained in this document.



# 112TH ST WAREHOUSE + YARD

11305 WALLER RD E | TACOMA, WA 98445



NEIL WALTER  
COMPANY



**SAM HIGHSMITH**  
253.779.2434  
shighsmith@neilwalter.com

1940 East D St #100  
Tacoma, WA 98421  
253.779.8400  
www.neilwalter.com

All information references in this document are approximate. The information contained herein is contained from sources deemed reliable. It is provided without representation, warranty, or guarantee, expressed or implied as to accuracy. Prospective buyer or tenant should conduct its own independent investigation relating to the property, government codes and regulations, allowed uses, and all other matters, regardless of whether they are referred to or contained in this document.



# 112TH ST WAREHOUSE + YARD

11305 WALLER RD E | TACOMA, WA 98445



NEIL WALTER  
COMPANY



**SAM HIGHSMITH**

253.779.2434

shighsmith@neilwalter.com

1940 East D St #100

Tacoma, WA 98421

253.779.8400

www.neilwalter.com

All information references in this document are approximate. The information contained herein is contained from sources deemed reliable. It is provided without representation, warranty, or guarantee, expressed or implied as to accuracy. Prospective buyer or tenant should conduct its own independent investigation relating to the property, government codes and regulations, allowed uses, and all other matters, regardless of whether they are referred to or contained in this document.