

FOR LEASE

# IOS YARD & OFFICE FOR LEASE

11015 34TH AVE E, TACOMA, WA 98446

## PRICING

LEASE RATE	\$0.13 YARD
MONTHLY BASE RENT	\$15,000.00
MONTHLY NNN	\$1,415.00
TOTAL MONTHLY RENT	\$16,415.00

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Mathews**





## PROPERTY OVERVIEW

1,700 SF office

Land ±2.72 AC

Fully fenced

Secure graveled yard

Zoning: Employment  
Corridor

→ ZONING MAP

→ ZONING TABLE

# PRICING

CALL BROKERS



# GREAT ACCESS TO SR-512

Access to 512 via Portland Ave & Canyon Rd

10 minutes to port of Tacoma

10 minutes to Sumner

## DEMOGRAPHICS 2022

	1 Mile	3 Miles	5 Miles
Population	4,410	69,758	242,361
Median HH Income	\$73,267	\$85,927	\$84,596
Employment	1,461	15,363	62,679

