

FOR LEASE

4020 S 56th Street, Suite 100
Tacoma, WA 98409



PSF WAREHOUSE
Jeremiah Durr

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

4020 S 56TH STREET has a flexible warehouse space with small office, conveniently located off of 56th Street at Tyler, just moments off of I-5, with abundant parking.

AVAILABLE: SUITE 100

- » **3,090 SF**
- » **2,620 SF (WAREHOUSE)**
- » **470 SF (OFFICE)**

- 12'5" clear height
- 2 loading docks with 8'x9' roll up doors and dock levelers
- Additional loading bay 19'x10'
- 100+ shared parking stalls
- Concrete tilt construction
- Clearspan space
- 3-phase 4-wire power
- Zoning: [M2-STGPD-ST-M/IC](#)



Population



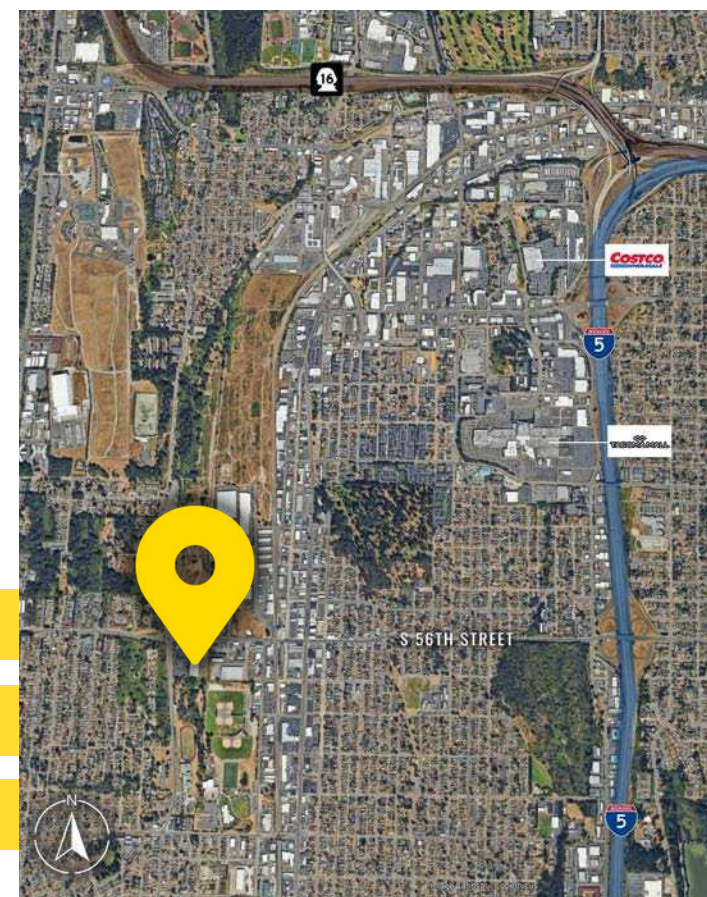
Average HH Income



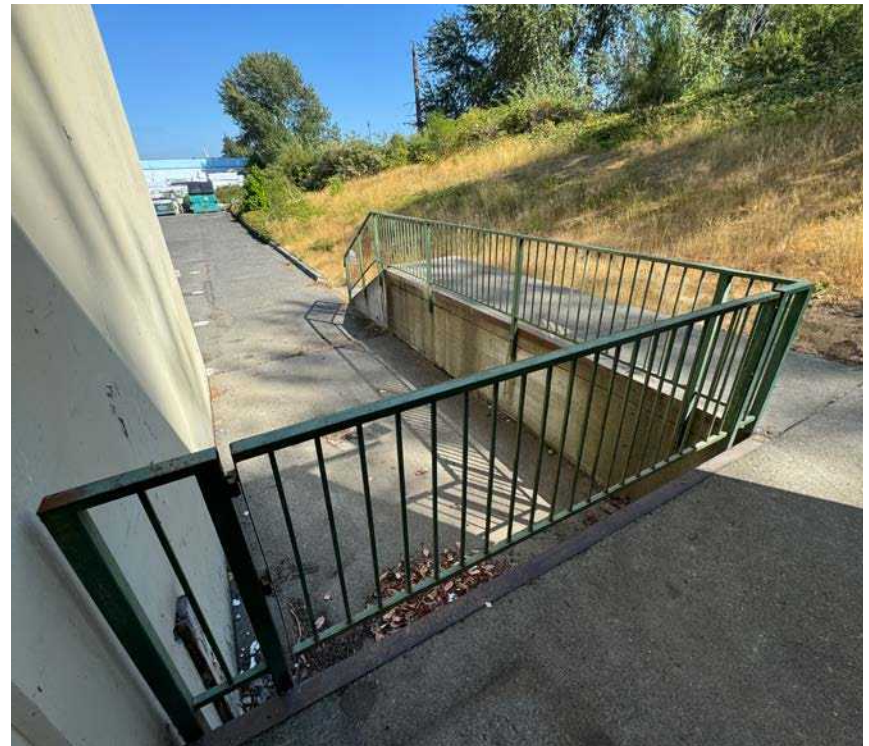
Daytime Population

Regis - 2024

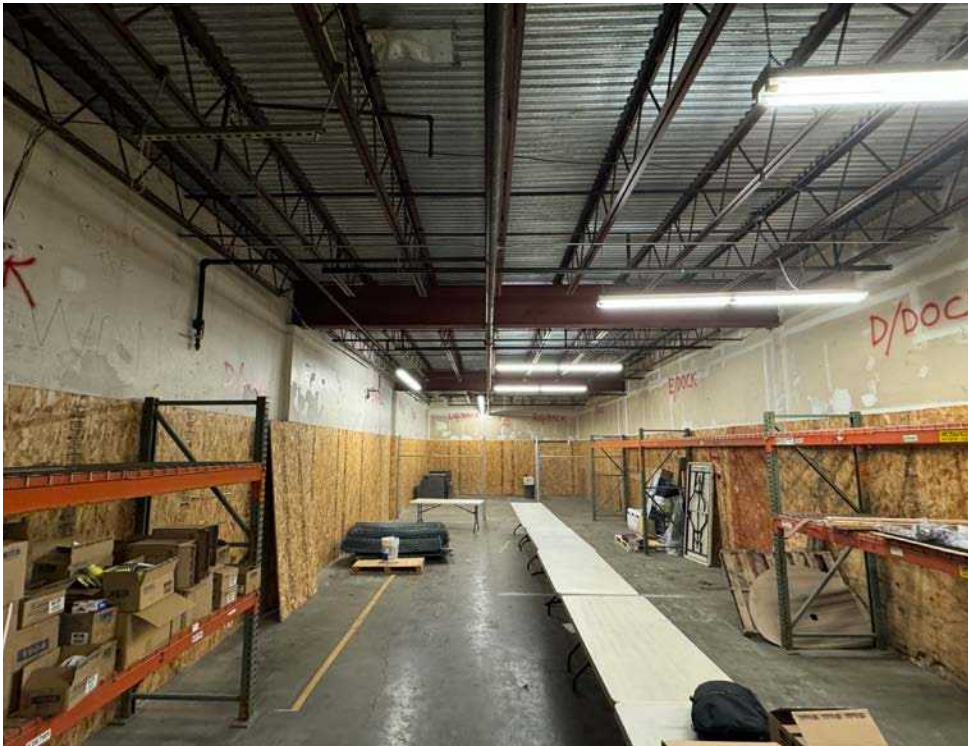
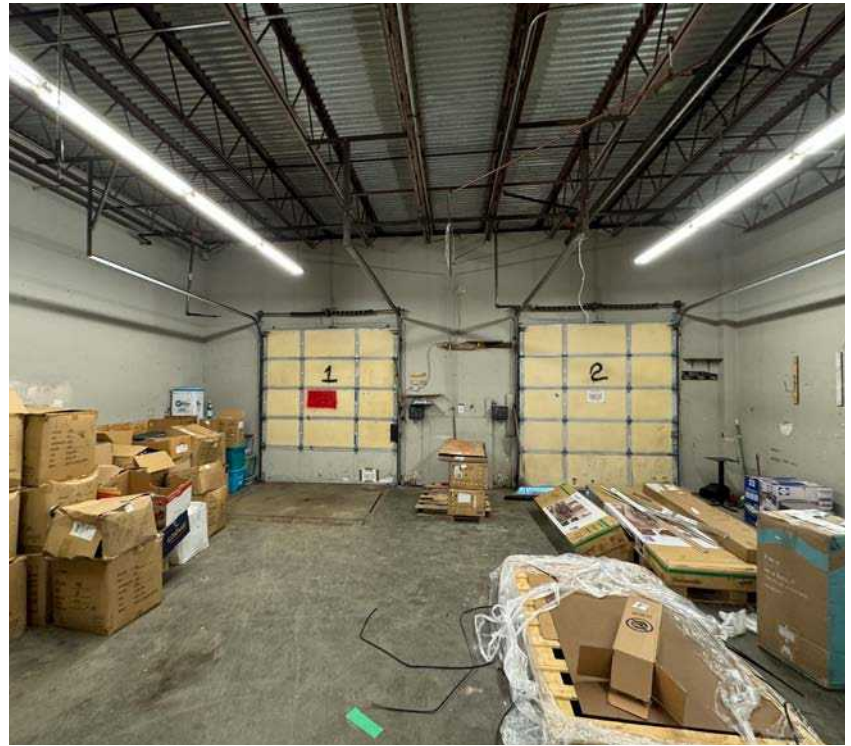
	Population	Average HH Income	Daytime Population
Mile 1	16,692	\$100,036	7,980
Mile 3	131,826	\$106,287	87,928
Mile 5	323,081	\$110,716	217,786



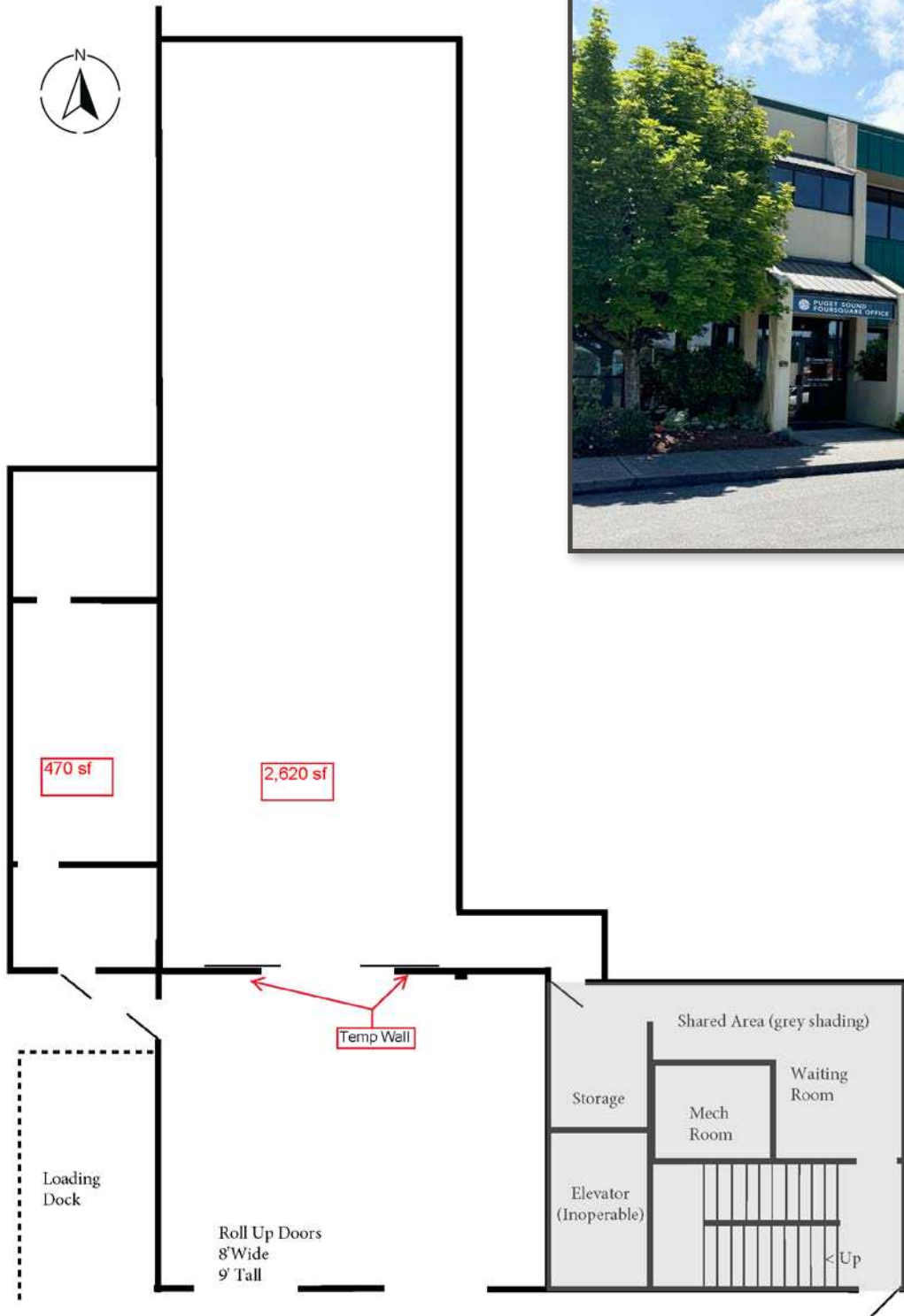
PHOTOS



INTERIOR PHOTOS



FLOORPLAN



RELATIONSHIP FOCUSED.
RESULTS DRIVEN.

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