



SUBJECT
PROPERTY

FOR LEASE

17.48 AC IOS YARD

Lease Rate: \$115,000/month + NNN

19111 38TH AVE E, TACOMA, WA 98445

FOR MORE INFORMATION, CONTACT

JEROME O'LEARY
253.732.2600
jerome.oleary@kidder.com

KIDDER.COM

MATT MCLENNAN, SIOR, CCIM
253.722.1458
matt.mclennan@kidder.com



19111 38TH AVE E



Property Highlights

LAND AREA	17.48 AC (761,429 SF)
SECURED	Fully fenced and Lit
UTILITIES	Power and water at site
RAIL	Ground loading rail access with dedicated spur (Rainier Rail)
PARCEL NUMBERS	0319363026, 0319363034
JURISDICTION	Pierce County - Frederickson Community Plan
ZONING	Frederickson Community Plan - Employment Center → ZONING MAP → ZONING USE TABLE

→ VIEW PHOTOS

\$115,000

LEASE RATE PER MONTH + NNN

DEMISING OPTION 1



DEMISING OPTION 2



NEARBY EMPLOYERS

- 01 Alliance Steel
- 02 World Distribution Services
- 03 LG
- 04 Lollicup USA
- 05 Haier
- 06 Seatac Packaging
- 07 PARR Lumber
- 08 Seatac Packaging
- 09 Boeing
- 10 Floor & Decor
- 11 Harris Rebar
- 12 Spreetail
- 13 James Hardie
- 14 Toray
- 15 PODS Moving & Storage
- 16 Northwest Door
- 17 Harier
- 18 Ace Hardware
- 19 IKEA
- 20 Whirlpool
- 21 Holman Distribution
- 22 IKEA
- 23 GoPlus
- 24 Forest Online Marketing Solutions
- 25 Mitsui-Soko Records Management
- 26 Potelco Inc
- 27 Niagara Bottling
- 28 Carlisle
- 29 Harbor Freight
- 30 Amazon
- 31 Boeing
- 32 Best Buy
- 33 Ashley



15 MIN

MINUTE DRIVE
TO SR-512

32 MIN

MINUTE DRIVE
TO TACOMA

66 MIN

MINUTE DRIVE
TO OLYMPIA

73 MIN

MINUTE DRIVE
TO SEATTLE

OLYMPIA



LAKESIDE

TACOMA



FEDERAL
WAY

FIFE

SUMNER

SUBJECT
PROPERTY

PUYALLUP



AUBURN

KENT



AIRPORT

RENTON



SEATTLE



19111 38TH AVE E

*For more information on
this property, please contact*

JEROME O'LEARY
253.732.2600
jerome.oleary@kidder.com

MATT MCLENNAN, SIOR, CCIM
253.722.1458
matt.mclennan@kidder.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

