

# Lincoln Loop Logistics

## 2021 Marc Avenue

Tacoma, WA



7.02 Acre Site Plan Outlined in Yellow Available Q4 2026



## 7.02 Acre Site Plan Outlined in Yellow Available Q4 2026



Located in the Heart of the Port of Tacoma Adjacent to the Heavy Haul Corridor of Lincoln Avenue with Access Off Marc Avenue.

### Property Highlights

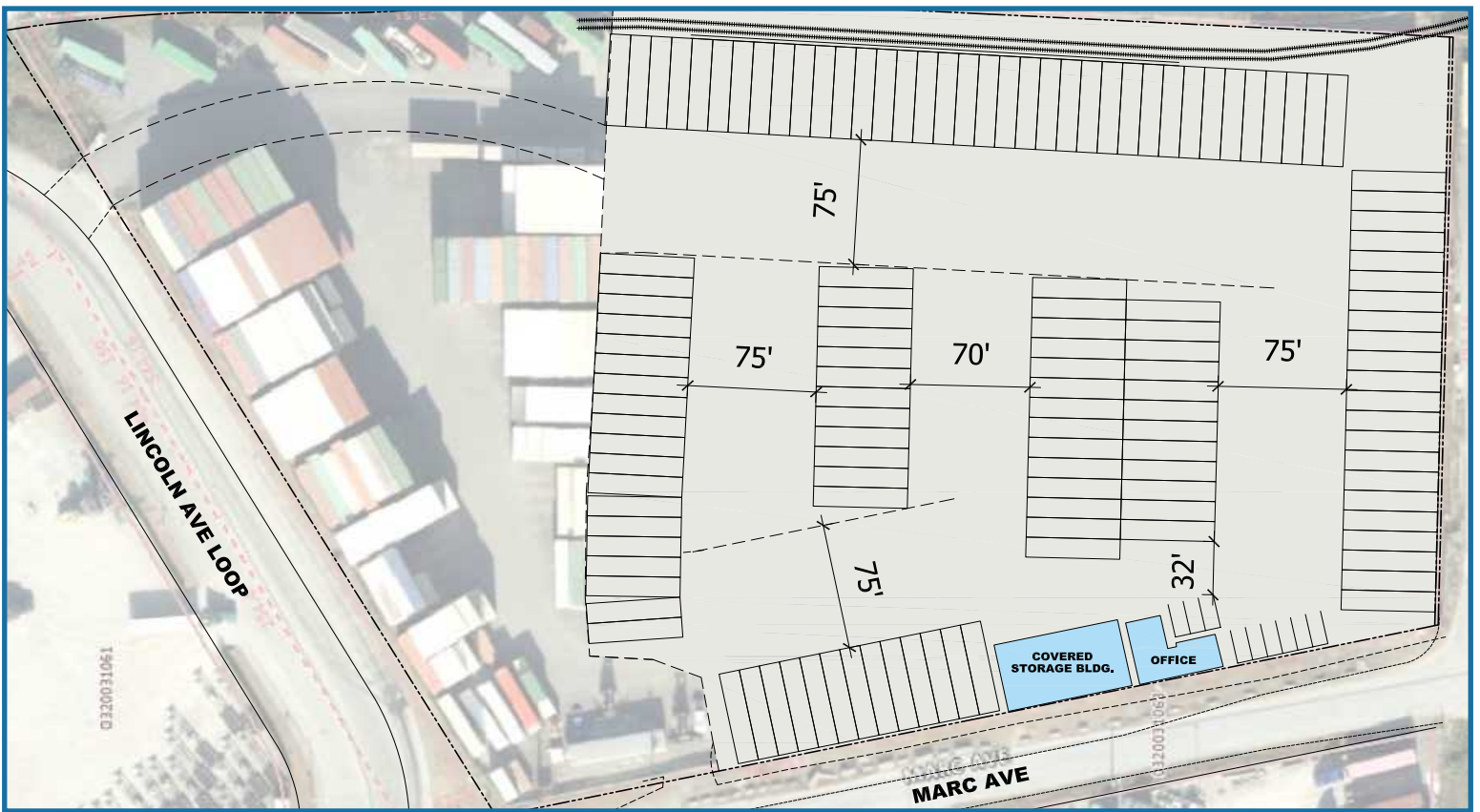
- + 4.16 Total Acres  
Expansion to 7.02 Total Acres in Q4 2026
- + 3,000 SF Industrial Pole Building
- + 16' clear height
- + Grade level access
- + 1,422 SF (free standing) office
- + Currently partially paved and compacted gravel yard surface
- + Fully fenced
- + Active rail spur - Tacoma Rail
- + Port Maritime Industrial

### Zoning (PMI)

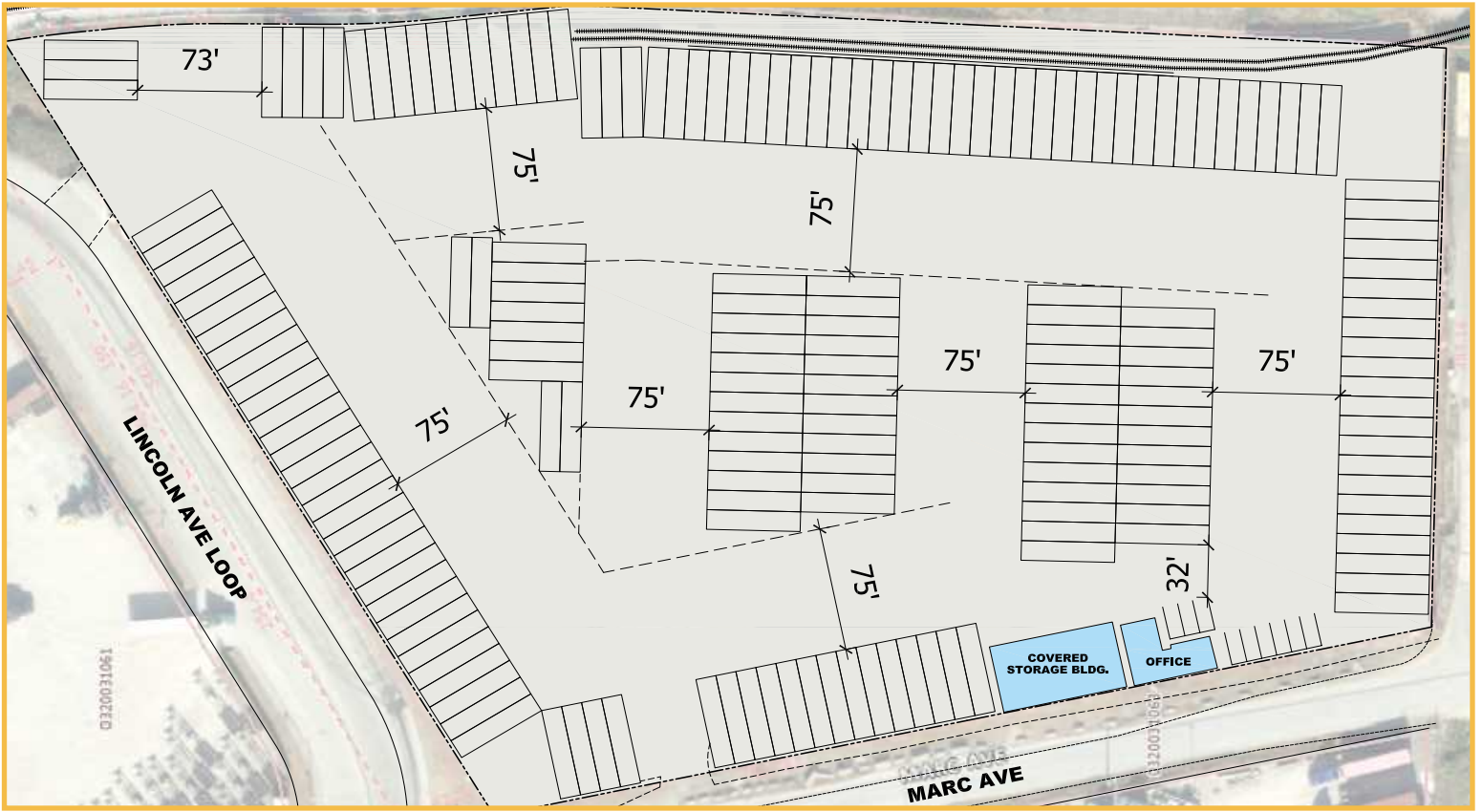
- + Zoning allows container stacking
- + Located on the heavy haul corridor
- + Contact brokers for rates







Conceptual ± 4.7 Acre Parking Plan



Conceptual 7.02 Acre Parking Plan

4.16 Total Acres with Expansion to 7.02 Total Acres in Q4 2026

# CenterPoint 2021 Marc Ave, Tacoma, WA

## Location Advantages



### Total Size

4.16 Acre site

Expansion to 7.02 Total Acres in Q4 2026



### Building Size

3,000 SF Industrial Pole Building

1,422 SF Free Standing Office

(±55,000 SF to be Razed)



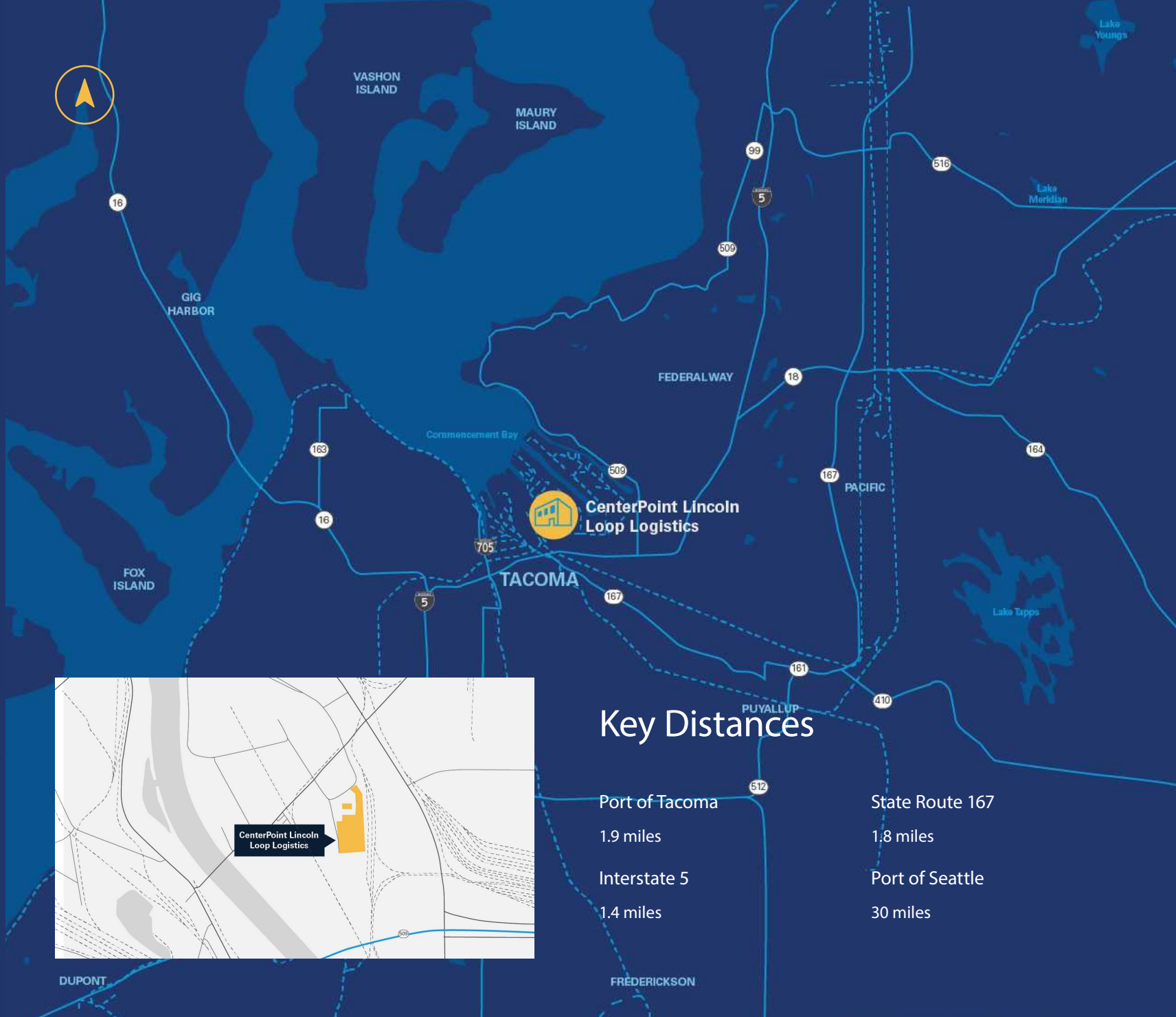
### Active Rail Spur

Tacoma Rail Line



### Zoning

Port Maritime Industrial (PMI)



## Key Distances

Port of Tacoma

1.9 miles

Interstate 5

1.4 miles

State Route 167

1.8 miles

Port of Seattle

30 miles

### About CenterPoint

CenterPoint is an industrial real estate company made up of dedicated thinkers, innovators and leaders with the creativity and know-how to tackle the industry's toughest challenges. And it's those kinds of problems—the delicate, the complex, the seemingly-impossible—that we relish most. Because with an agile team, substantial access to capital and industry-leading expertise, those are exactly the kinds of problems we're built to solve.

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