

52nd Ave

For Land Lease/Build to Suit

SITE

17911 & 17915 52nd
Ave E
Tacoma, WA

#0319361019
#0319361042

3.61 +/- Acres

Current Zoning

Employment Community
EC

Yard Lease \$.20-\$.28
per sq ft
BTS—Lease Rates
Negotiable



Located in the heart of rapidly developing Frederickson, WA.
Adjoining newly developed Industrial warehouses.
Flexible Zoning for Manufacturing, Construction Yard and Warehouse uses.
Older Home with out-buildings for remodel or Demolition.

Exclusively Listed By:

PACIFIC RIM REAL ESTATE GROUP, INC.
Mike Avila

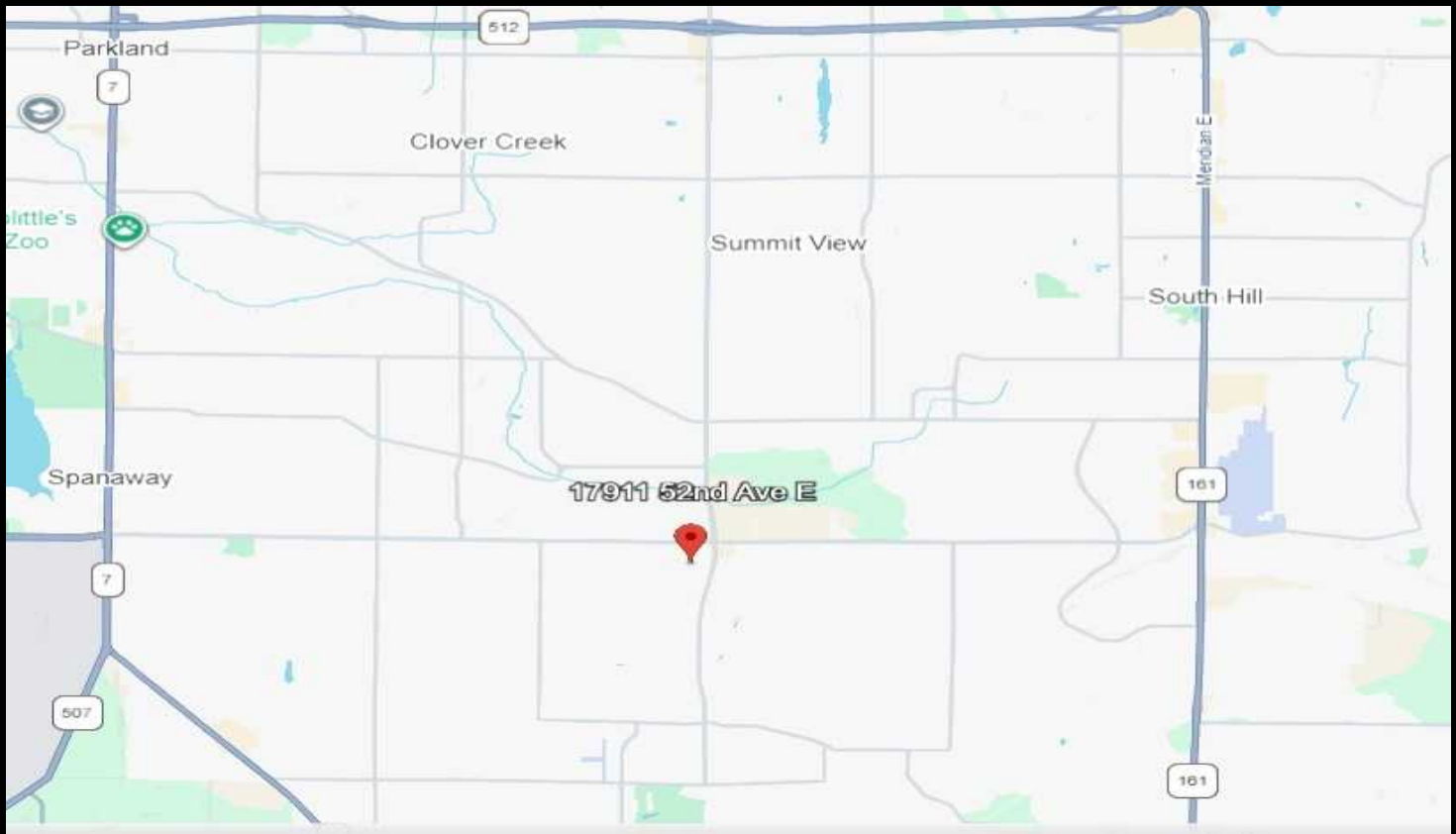
253-961-4305



The information is provided without representation, warranty, or guarantee, expressed or implied as to its accuracy. The Prospective Buyer should conduct an independent investigation and verification of all matters deemed to be material. Consult your attorney, accountant, or other professional advisor.
All outlines of subject property are approximate and NOT Exact.

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MINUTES FROM SR7, SR161, SR512 & SR507

- 115 Residential Lots for Sale (5m Radius)
- 229 Residential Lots Permitted (5m Radius)
- 404 Residential Lots in for Permit (5m Radius)
- Canyon Road E is the Main Access to the Frederickson Industrial Area: 2,000 Acres and One of the Largest Single Industrial Development Sites in the Puget Sound.
- Over 65,423HH in 5 Mile Radius

Centrally Located to all Destinations in
Southern Puget Sound

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