

FOR LEASE

LAKEWOOD IOS GEM

Rare Warehouse with Yard & I-5 Frontage

10807 PACIFIC HWY SW, LAKEWOOD, WA 98499

 [VIEW PROPERTY PHOTOS & VIDEO](#)

PRICING

LEASE RATE \$1.00 SHELL / \$1.50 OFFICE ADD-ON / \$0.26 YARD

MONTHLY BASE RENT \$36,875.00

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 **Kidder
Mathews**

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PROPERTY OVERVIEW

AVAILABLE	March 1, 2026
LAND AC	2.38 AC
LAND SF	103,673 SF
SHELL SF	20,255 SF
OFFICE SF	2,000 SF
YARD AC	±1.2 AC
YARD SF	±52,500
GRADE DOORS	5
FEATURES	<ul style="list-style-type: none">• Bonus: 2,055 mezzanine• Fully fenced and lit• Immediate access to I-5 and SR-512• On-site truck scale
MONTHLY RATE	\$36,875/month + NNN
ZONING	TOC - Transit Oriented Commercial
ZONING MUNICIPALITY	City of Lakewood → ZONING MAP → ZONING USE

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Drive Times

15 MIN

TO TACOMA

18 MIN

TO PUYALLUP

45 MIN

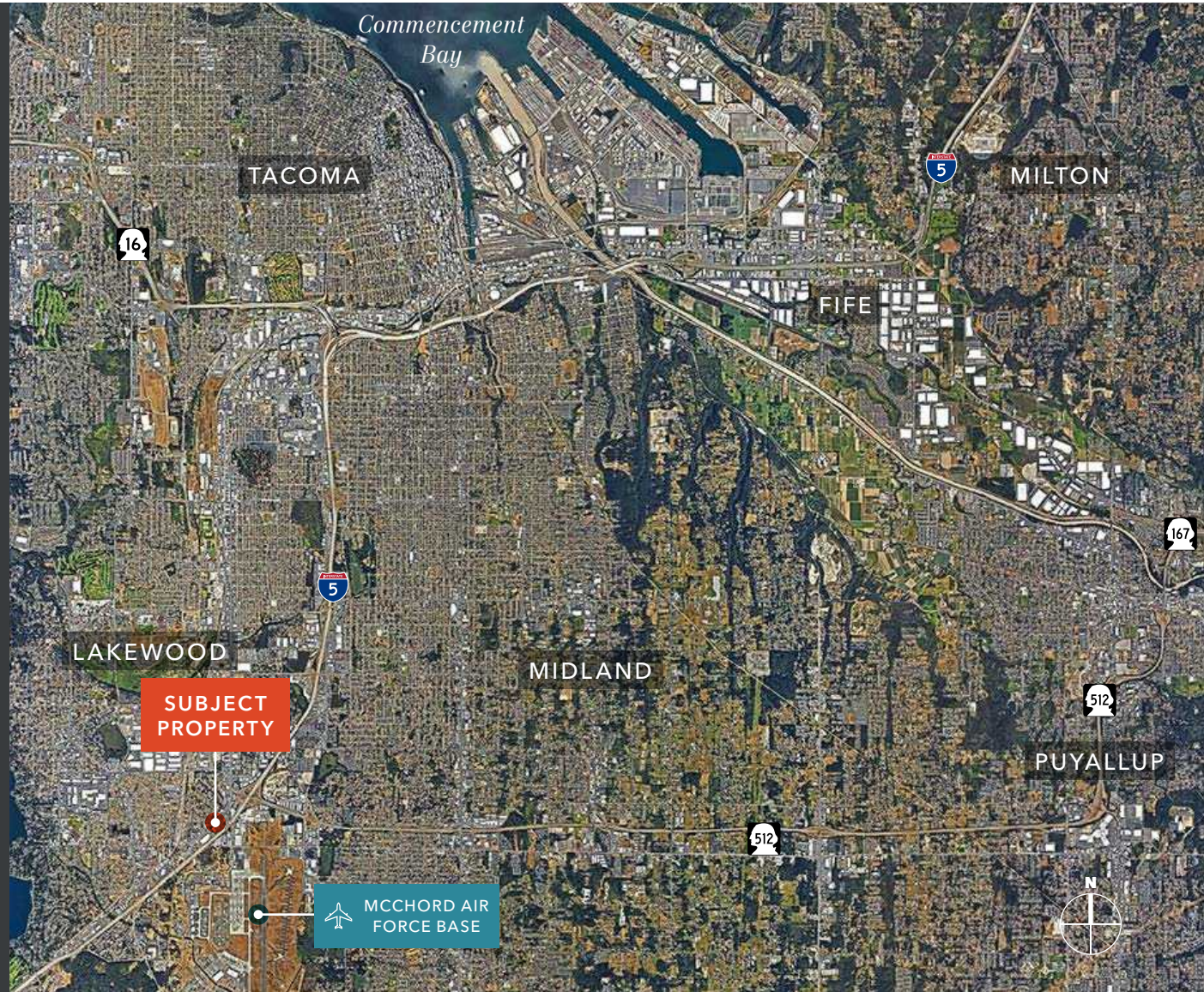
TO SEATTLE

50 MIN

TO BELLEVUE

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