

# Lincoln Loop Logistics

## 2021 Marc Avenue

Tacoma, WA



7.02 Acre Site Plan Outlined in Yellow Available Q4 2026

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

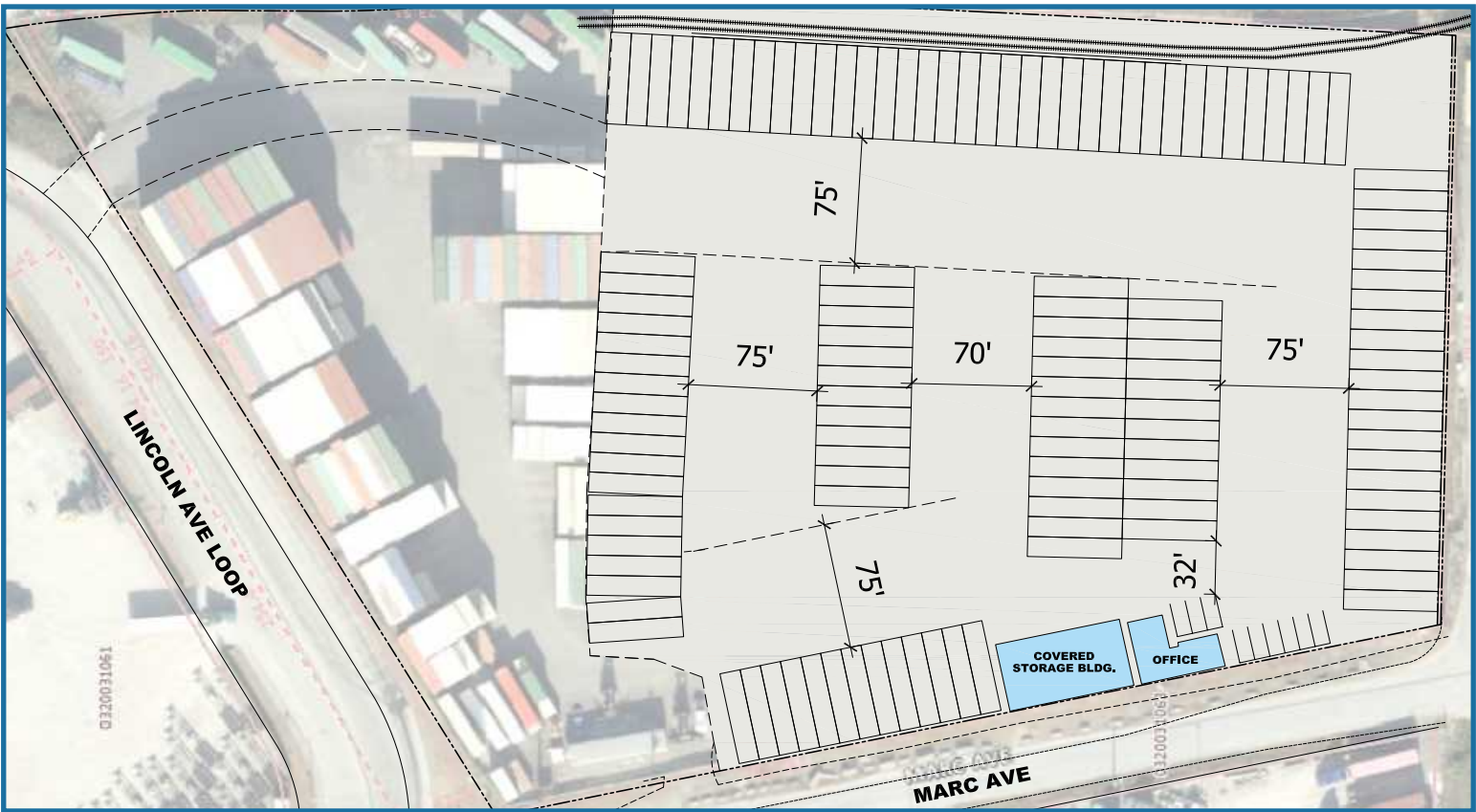
### Property Highlights

- + 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
- + Fully paved (concrete) yard surface
- + Fully fenced
- + Active rail spur - Tacoma Rail
- + Port Maritime Industrial

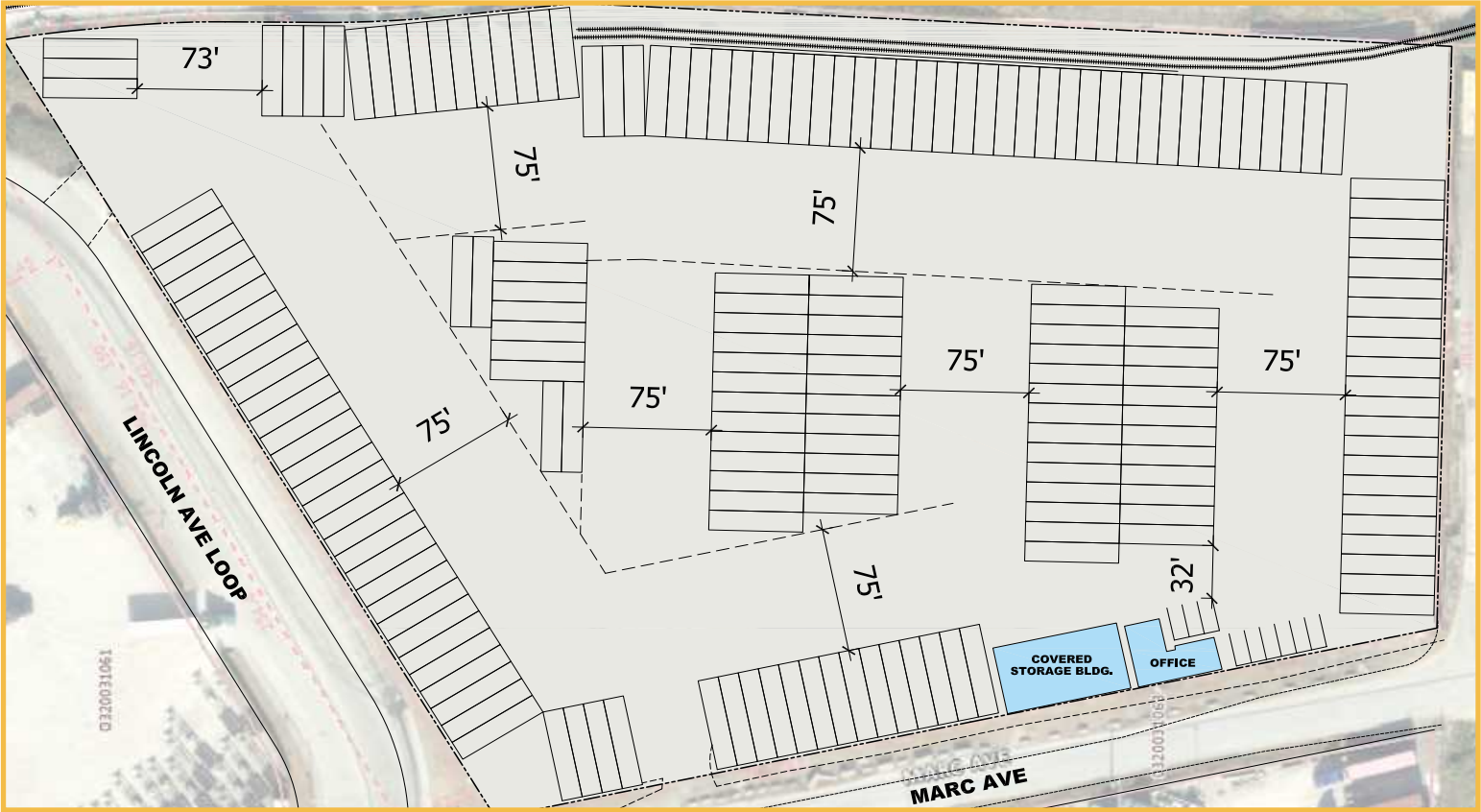
### Zoning (PMI)

- + 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 (concrete yard surface)  
Expansion to 7.02 Total Acres in Q4 2026



### Building Size

3,000 SF Industrial Pole Building  
1,422 SF Free Standing Office



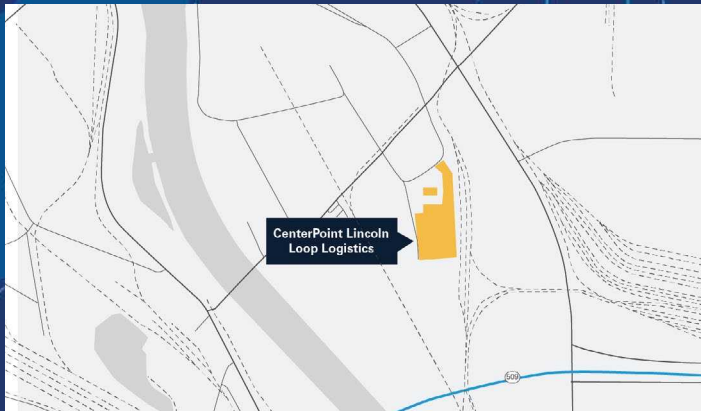
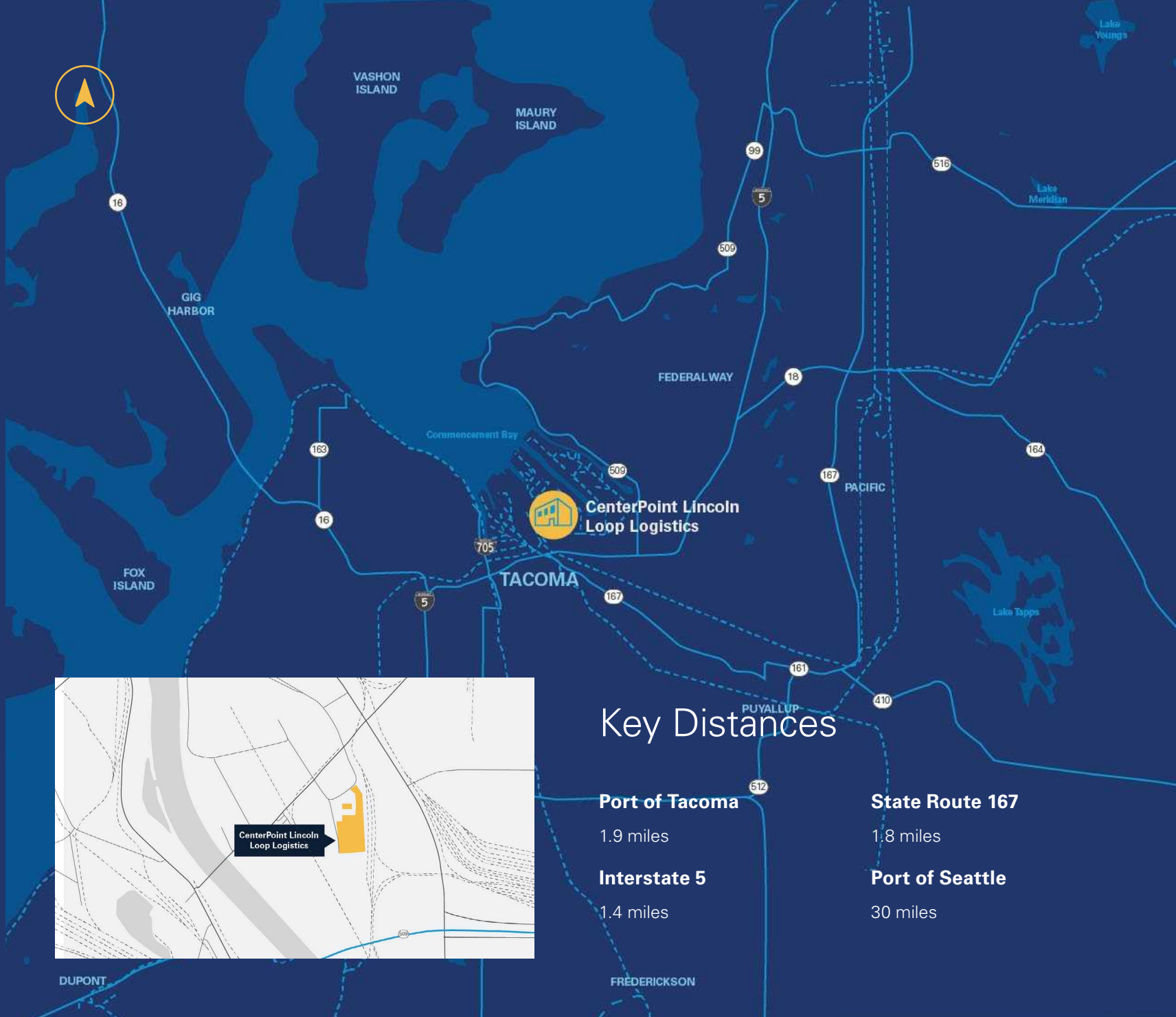
### Active Rail Spur

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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