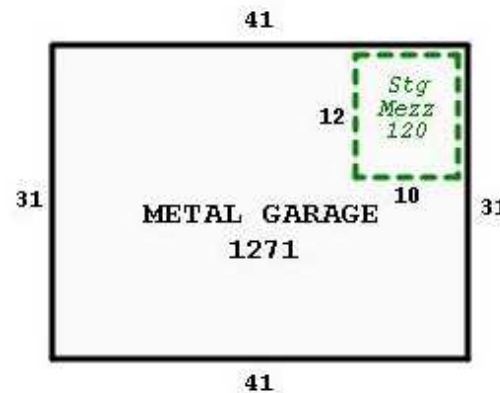


FOR LEASE

*1,391 SF Shop - \$2,500/month + NNN
Available with 60 days' notice*

MATT MCLENNAN, SIOR, CCIM
Executive Vice President
253.722.1458
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4540 S WASHINGTON ST, TACOMA, WA 98409



PROPERTY OVERVIEW

SHOP SF	1,271 SF
MEZZANINE OFFICE SF	120 SF
CLEAR HEIGHT	12' - 13'
GRADE LEVEL DOORS	3 GL doors
PARKING	5 spaces
ZONING	M1 Light Industrial
BASE RENT	\$2,500/month
NNN	\$480.66/month
TOTAL MONTHLY RENT	\$2,980.66

