

# Port Manufacturing Center

1510 St. Paul Ave, Tacoma, Washington



**AVAILABLE NOW**

52,116 Rentable Square Feet



COMMERCIAL REAL ESTATE SERVICES  
NORTHWEST LOGISTICS ADVISORS

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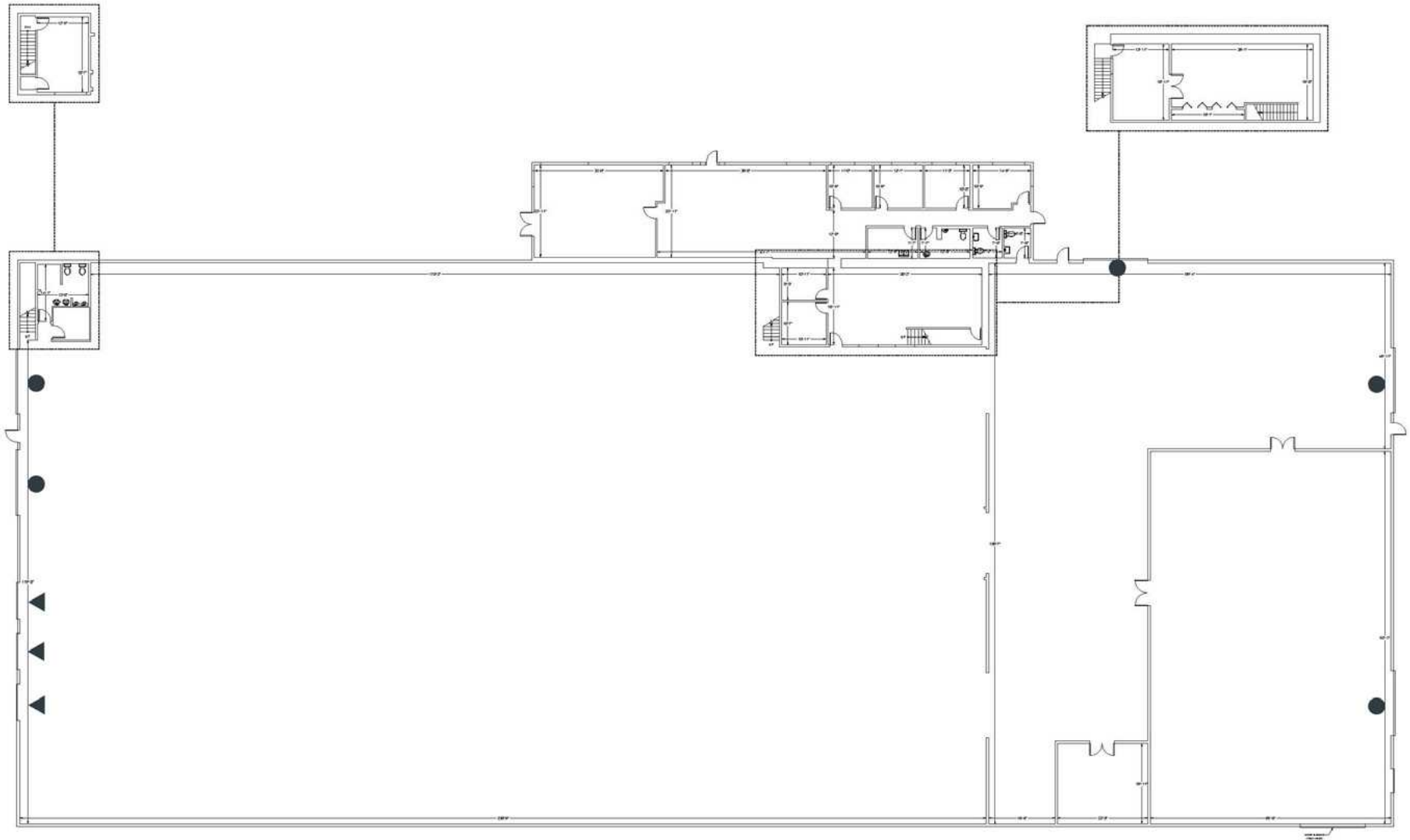
**Christian Mattson, SIOR**  
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- 3 1,600 amps of 277/480 volt power
- 3 Power drops throughout the warehouse
- 3 Available Now!
- 3 Prime location in the Port of Tacoma with close proximity to freeways

<b>Building Size</b>	52,116 RSF
<b>Office Size</b>	5,572 SF
<b>Loading</b>	Six (6) - 12' x 16' Grade Level Doors Three (3) - Dock High Doors
<b>Clear Height</b>	21' - 24'
<b>Zoning</b>	PMI (Port Maritime Industrial)
<b>Heavy Power</b>	1,600 amps of 277/480 volt
<b>Fire Suppression</b>	Combination of wet and dry system
<b>Yard Area</b>	Approx. 8,000 SF of side yard / parking
<b>Auto Parking</b>	Ample

## FLOOR PLAN - 52,116 SF



● GRADE LEVEL DOOR

▲ DOCK HIGH DOOR

## LOCATION FEATURES

### IDEAL LOCATION

PMC has unmatched location advantages sitting within the Port of Tacoma proper, with proximity to freeways, intermodals, Downtown Seattle and Seattle-Tacoma International Airport.

### PORT MARITIME AND INDUSTRIAL (PMI) ZONING

PMI Zoning is one of, if not the most permissible zones in the Port of Tacoma, allowing for wholesale distribution, container and trailer storage, yard uses, manufacturing, and other uses.

### HEAVY HAUL CORRIDOR LOCATION

St. Paul Avenue is part of the City of Tacoma's Heavy Haul Industrial Corridor, accommodating vehicles in excess of legal weight limits with a special permit.



### CONTACT:

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