



TACOMA INDUSTRIAL / MANUFACTURING SPACE

2926 S. Steele Street - Tacoma, WA 98409

Available for Immediate Sublease - 5,400 – 16,000 +/-

Building Highlights:

- ±16,200 SF total, including
- ~1,800 SF covered outdoor storage
- 2 Personnel Entry Doors, parking for ~20 cars
- Lease through March 31st, 2029 (renewal available)

Key Features:

- Concrete tilt-up (150' x 110')
- 22–24' clear to rafters, excellent for high bay pallet racking
- Clear-span layout with only 2 interior columns – excellent for warehouse or manufacturing!!
- 3 grade-level doors (14' high): 1 (14' wide), 2 (9' wide)
- Shared 2-bay dock (light use)
- Heavy power (ample 3-phase 480/277 + 240/120 single phase)
- Fire sprinklers, security system
- No windows making this a very secure facility!!
- New LED Lighting (June of 2025) – well-lit throughout



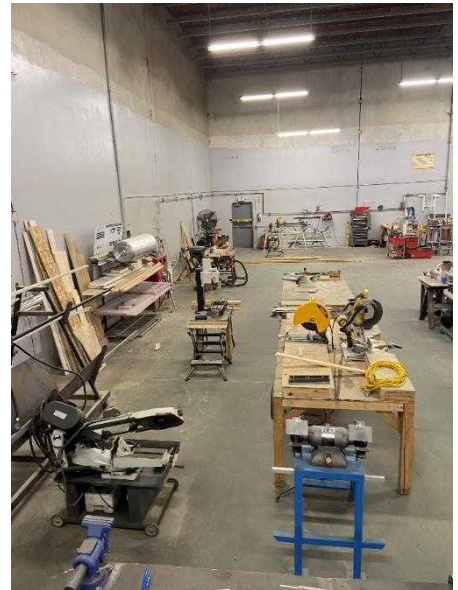
- Concrete floors ideal for material handling / forklifts
- Note – facility has limited exterior storage

Location Features:

- Near commuter rail, frequently patrolled
- 2 mins to fire & police, 3–4 mins to freeway access
- Secure area with active neighboring manufacturing

Additional Features:

- 2 restrooms (1 with shower for safety compliance)
- Breakroom (~12' x 14') (new countertops)
- Office (~12' x 16', customizable)
- Facility equipped with State Certified paint booth – available for purchase or monthly use at additional cost – perfect for manufacturers doing painting, fiberglass, or spray insulation



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Facility Map

Grid Scale 2 ft X 2 ft - Note, not to actual scale

