

INDUSTRIAL FOR LEASE OR FOR SALE

4540 S ADAMS ST

TACOMA, WA 98409

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

**FOR
LEASE OR
FOR SALE**



41,180 SF HEAVY INDUSTRIAL FACILITY | 1.35 ACRES | M-2 ZONING

This property offers a unique opportunity to acquire an existing industrial building with heavy infrastructure in place

LISTING DETAIL

BUILDING SIZE	± 41,180 SF
OFFICE AREA	± 5,200 SF (two story)
LOT SIZE	1.35 Acres
SALE PRICE	\$7,500,000
ASKING RENT	\$33,000 / Month + NNN

HIGHLIGHTS

- » Former accredited commercial laundry facility
- » Footprint to process 20 million pounds per year
- » Infrastructure in place for heavy manufacturing
- » Designed to support high water, gas, and power users

Laundry equipment currently on the premises is owned by separate parties and is not included in the sale. Buyers interested in the equipment should contact us directly.

SITE FEATURES

- » Zoning: M-2 Heavy Industrial
- » Year Built: Fully renovated in 2021
- » Clear Height: ±10'-18'
- » Loading: 5 grade-level doors
- » Power: 480V, 3000 Amps

UTILITIES & INFRASTRUCTURE

- » Natural gas service (5lb) with boiler system
- » High-capacity water service (previous industrial use)
- » Industrial sewer capacity (8" line)
- » Steam heat system
- » Extensive in-floor drainage and wastewater systems

BUILDING FEATURES

- » Wet sprinkler system
- » HVAC
- » Dedicated mechanical and boiler rooms

SITE FEATURES

- » Paved and fully gated fenced yard
- » Multiple access points

INDUSTRIAL CAPACITY

- » Designed to support high-volume industrial processing
- » Infrastructure capable of supporting large-scale operations
- » Significant utility investment already in place

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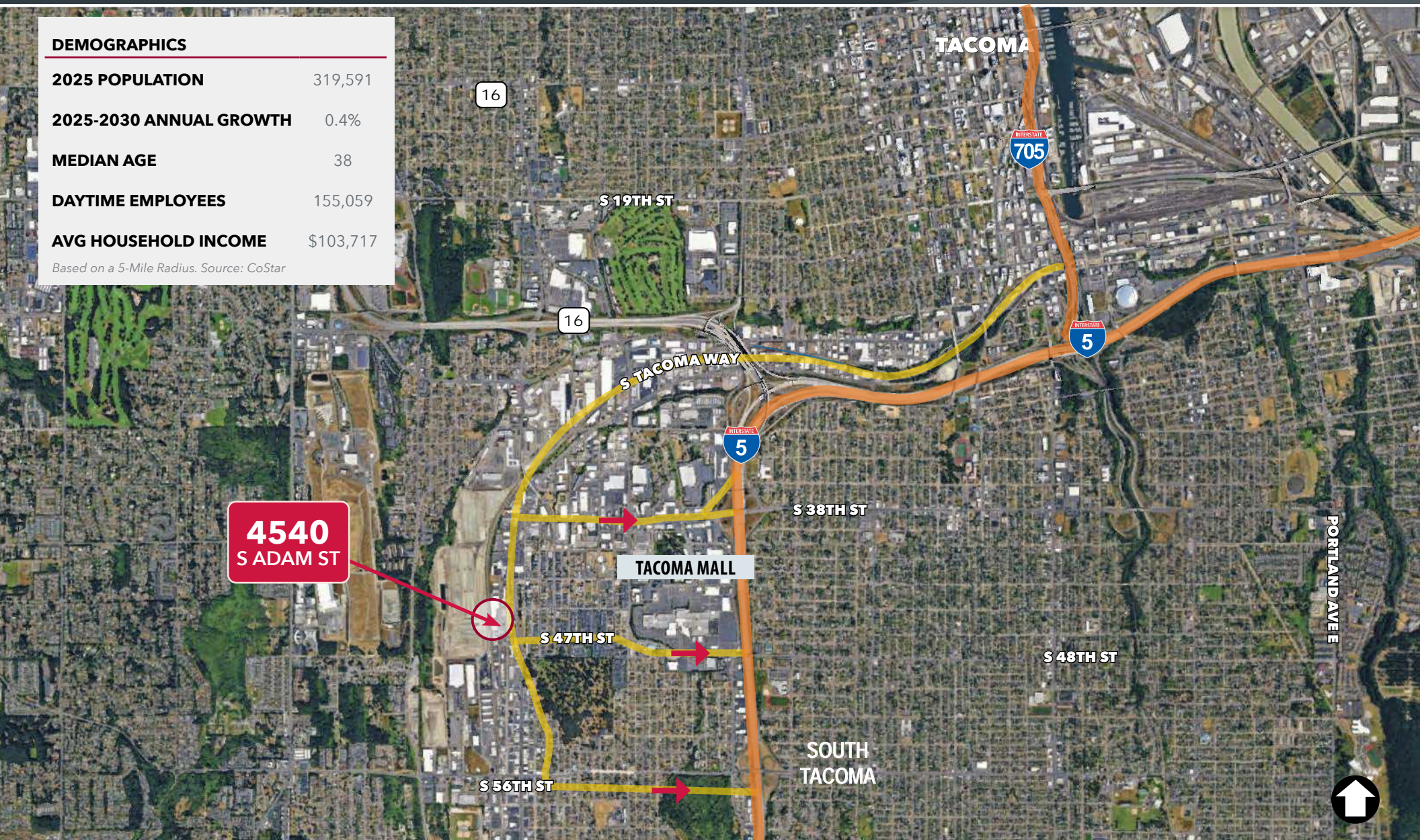


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DEMOGRAPHICS

2025 POPULATION	319,591
2025-2030 ANNUAL GROWTH	0.4%
MEDIAN AGE	38
DAYTIME EMPLOYEES	155,059
AVG HOUSEHOLD INCOME	\$103,717

Based on a 5-Mile Radius. Source: CoStar



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