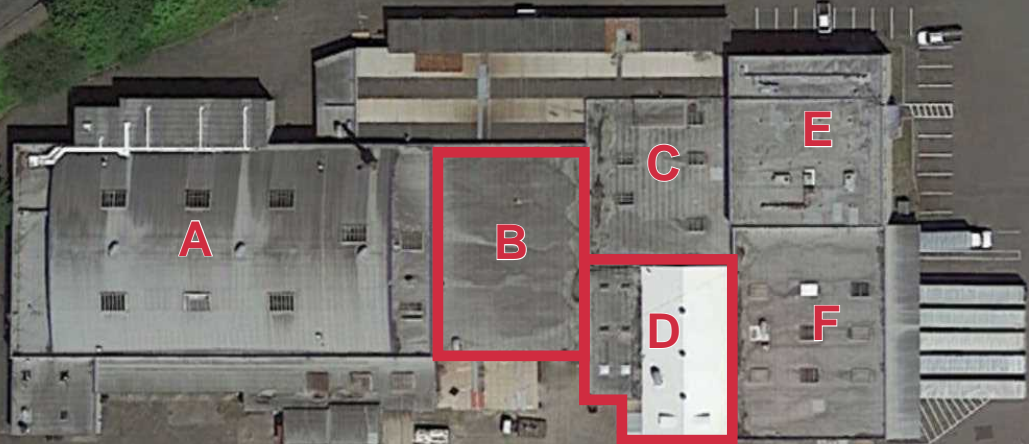


FOR LEASE

Center Street

South Lawrence Street

Cedar Street



Yard - Fully Leased

Former Tam Engineering

3033-3035 S Lawrence St, Tacoma, WA

Lowest rents in the market!

PROPERTY HIGHLIGHTS

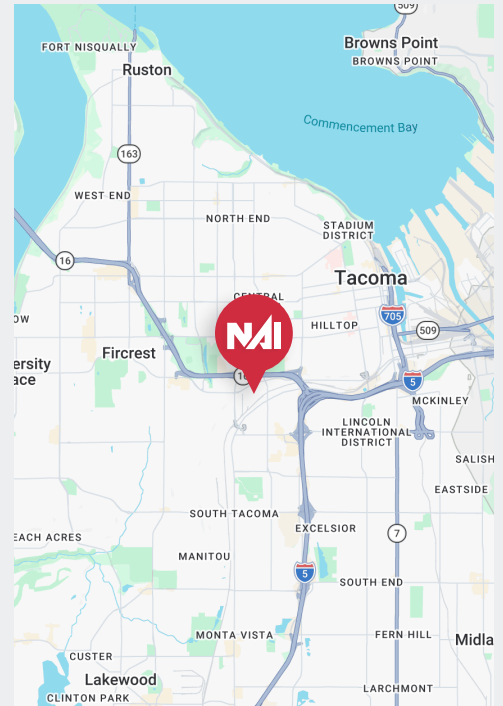
- + Free-standing building on ± 5.22 acres
- + Great manufacturing facility: heavy power, dock, and grade level loading, and heated manufacturing space - Available March 2022
- + 12' - 16' clear height
- + "Nalley Valley" location with great freeway access to Puget Sound region from SR-16 and I-5
- + Zoned - Heavy Industrial (M-2), City of Tacoma
- + Low rent rates and competitive NNNS

AVAILABLE SPACES

- + Area B - 7,200 SF
- + Area D - 4,968 SF



THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE, WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.



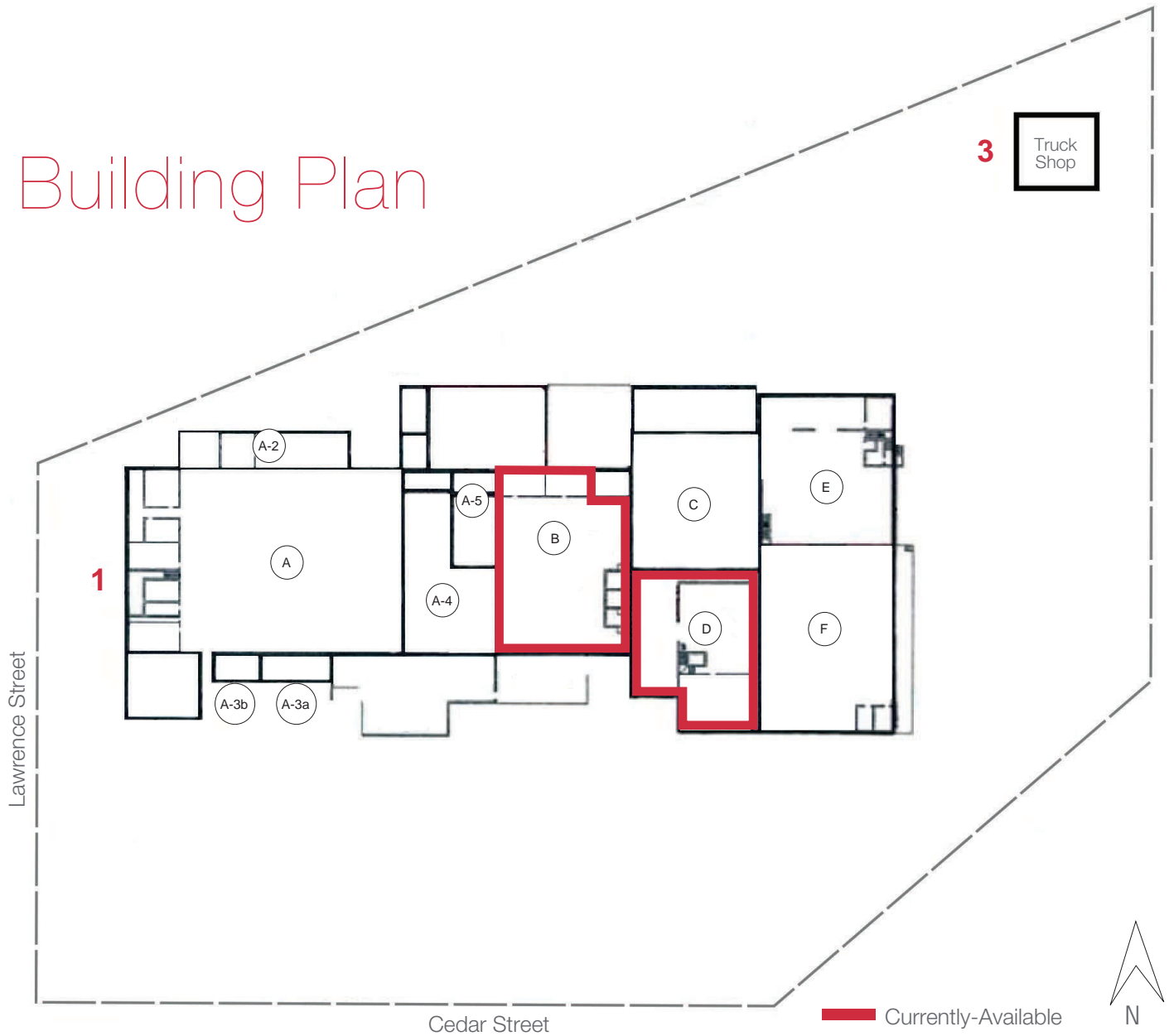
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Building Plan



SPACE AVAILABLE

Building	Suite	Size (SF)	Rate (PSF/mo.)	NNN (PSF/mo.)
1	B	7,200	\$0.75	\$0.18
1	D	4,968	\$0.62	\$0.18

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