

For Sale or Lease

Tacoma Fixture Building

1815 EAST D STREET, TACOMA, WA

E "D" STREET

E 19TH STREET

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NAI Puget Sound
Properties

Property Highlights

The Tacoma Fixture Building is a stand-alone industrial/manufacturing warehouse building with excellent access to the Port of Tacoma, I-5, and SR 167.

ADDRESS	1815 East D Street Tacoma, WA
LAND AREA	2.7 Acres
BUILDING AREA	98,300 SF (7,500 SF office) Divisible to: 68,300 SF & 30,000 SF
CLEAR HEIGHT	68,300 SF: 12' - 20' 30,000 SF: 12' - 15'
DOCK HIGH DOORS	10
GRADE LEVEL DOORS	5
POWER	Excessive Power
LEASE RATE	\$0.52 shell & \$0.75 office add on, plus \$0.23 NNN for Year 2025
SALE PRICE	\$12,820,000 <i>*Will subdivide and sell portion of building.</i>



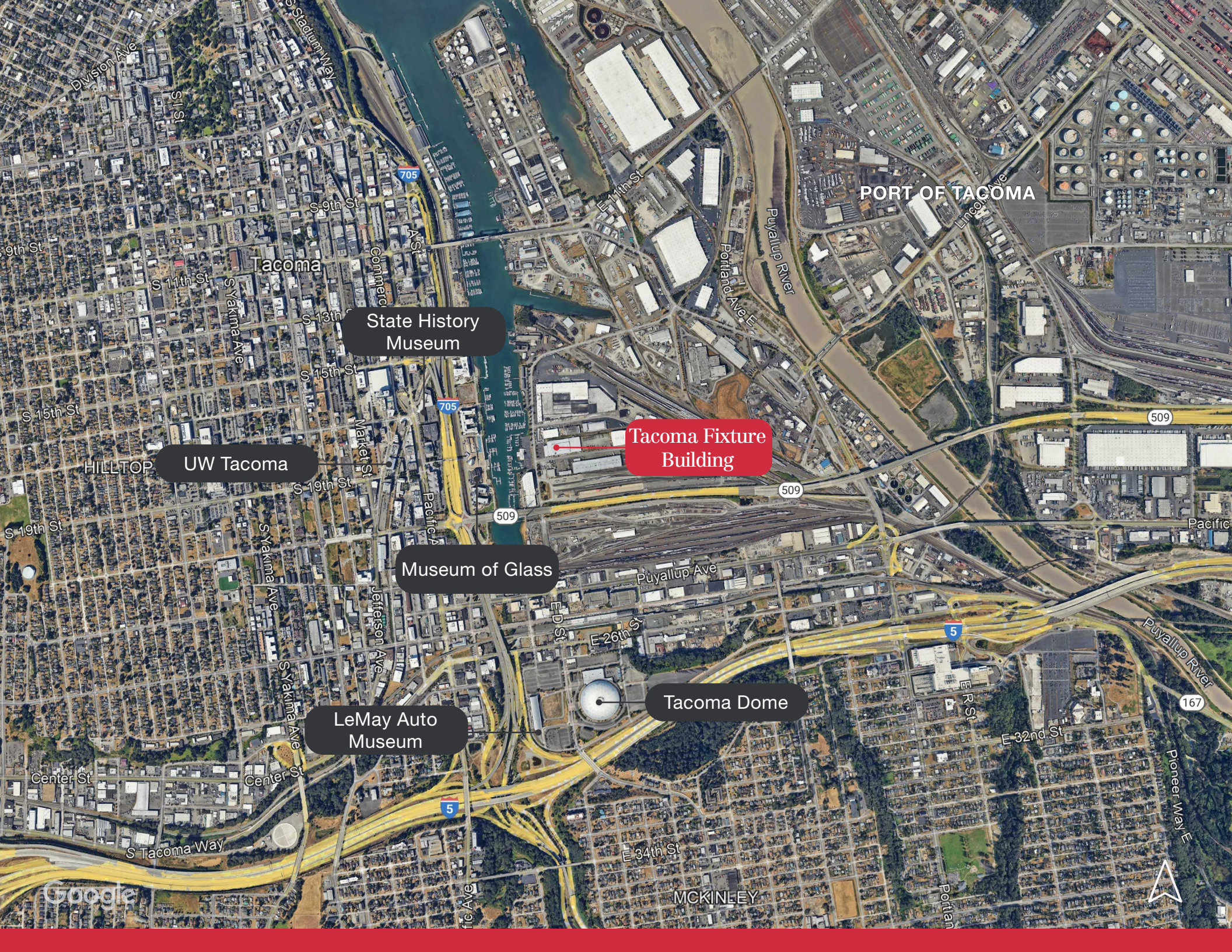
*Close proximity to
the Port of Tacoma*



Premium Location

- + Strategic location 2.7 miles to the Port of Tacoma
- + 1 mile to I-5
- + Strong market dynamics of diminished land supply and tightening vacancy rates (below 5%)
- + Outstanding location with convenient access to multiple freeways
- + 27 minutes to the Sea-Tac International Airport





PORT OF TACOMA

State History Museum

Tacoma Fixture Building

UW Tacoma

Museum of Glass

Tacoma Dome

LeMay Auto Museum

Google

