

For Sale or Lease

# Tacoma Fixture Building

425 EAST 19TH STREET, TACOMA, WA



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**NAI** Puget Sound  
Properties

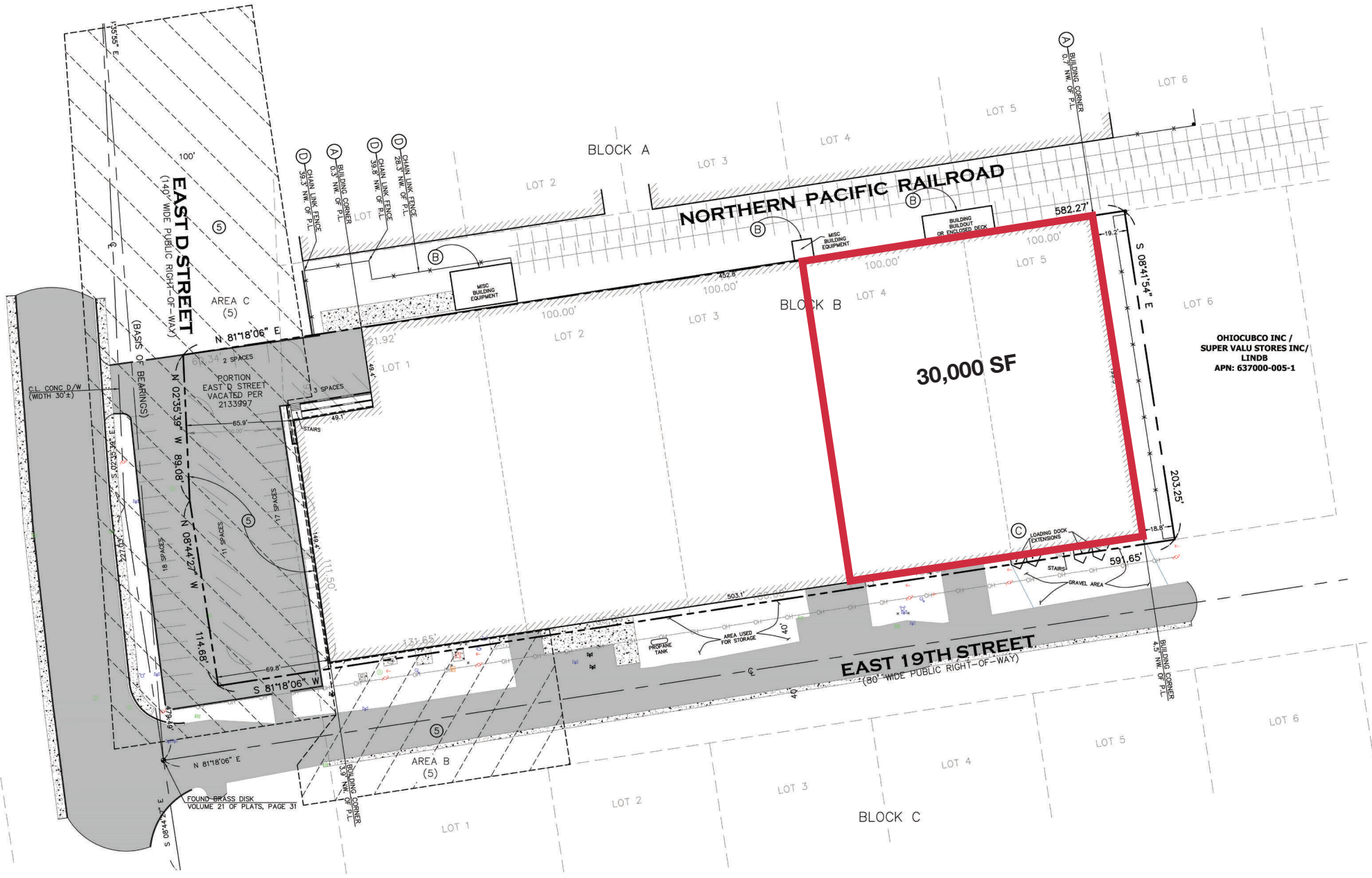
# Property Highlights

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.

<b>ADDRESS</b>	425 East 19th Street Tacoma, WA
<b>LAND AREA</b>	33,974 SF
<b>BUILDING AREA</b>	30,000 SF (500 SF Office)
<b>CLEAR HEIGHT</b>	12' - 15'
<b>DOCK HIGH DOORS</b>	5
<b>POWER</b>	Excessive Power
<b>LEASE RATE</b>	\$0.52 shell & \$0.75 office add on, plus \$0.23 NNN for Year 2025
<b>SALE PRICE</b>	\$4,350,000



# Site Plan



OHIOCUBCO INC /  
SUPER VALU STORES INC/  
LINDB  
APN: 637000-005-1



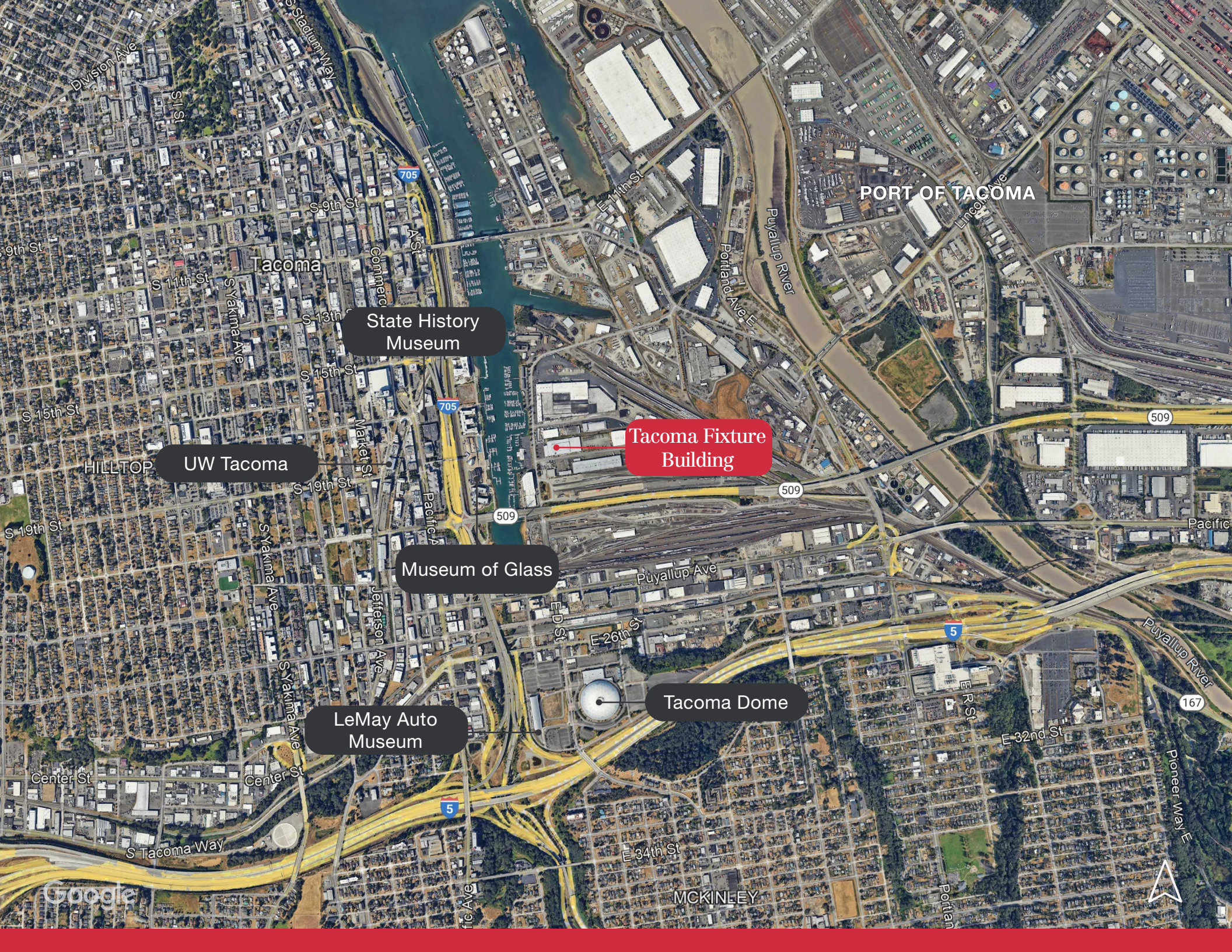
*Close proximity to  
the Port of Tacoma*



## 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

UW Tacoma

Tacoma Fixture Building

Museum of Glass

Tacoma Dome

LeMay Auto Museum

Google

