

For Sale or Lease

Tacoma Fixture Building

425 EAST 19TH STREET, TACOMA, WA



ARIE SALOMON, SIOR, CCIM
425 586 5636
asalomon@nai-psp.com

JEFF FORSBERG, CCIM
425 586 5610
jforsberg@nai-psp.com

DAVE DOUGLAS, SIOR, CCIM
253 203 1326
ddouglas@nai-psp.com

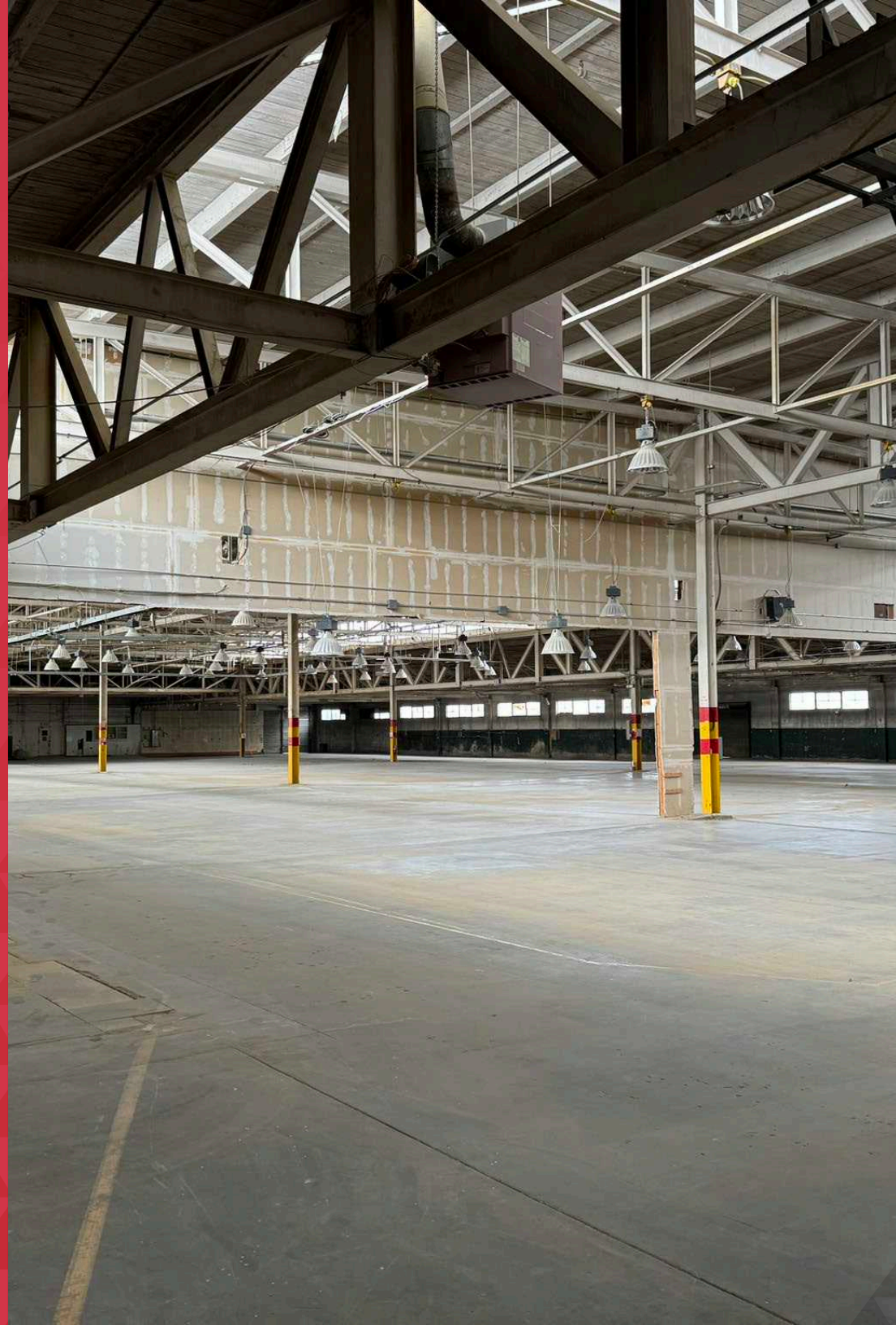
KYLE SCHIPPER, SIOR
253 203 1320
kschipper@nai-psp.com

NAI Puget Sound
Properties

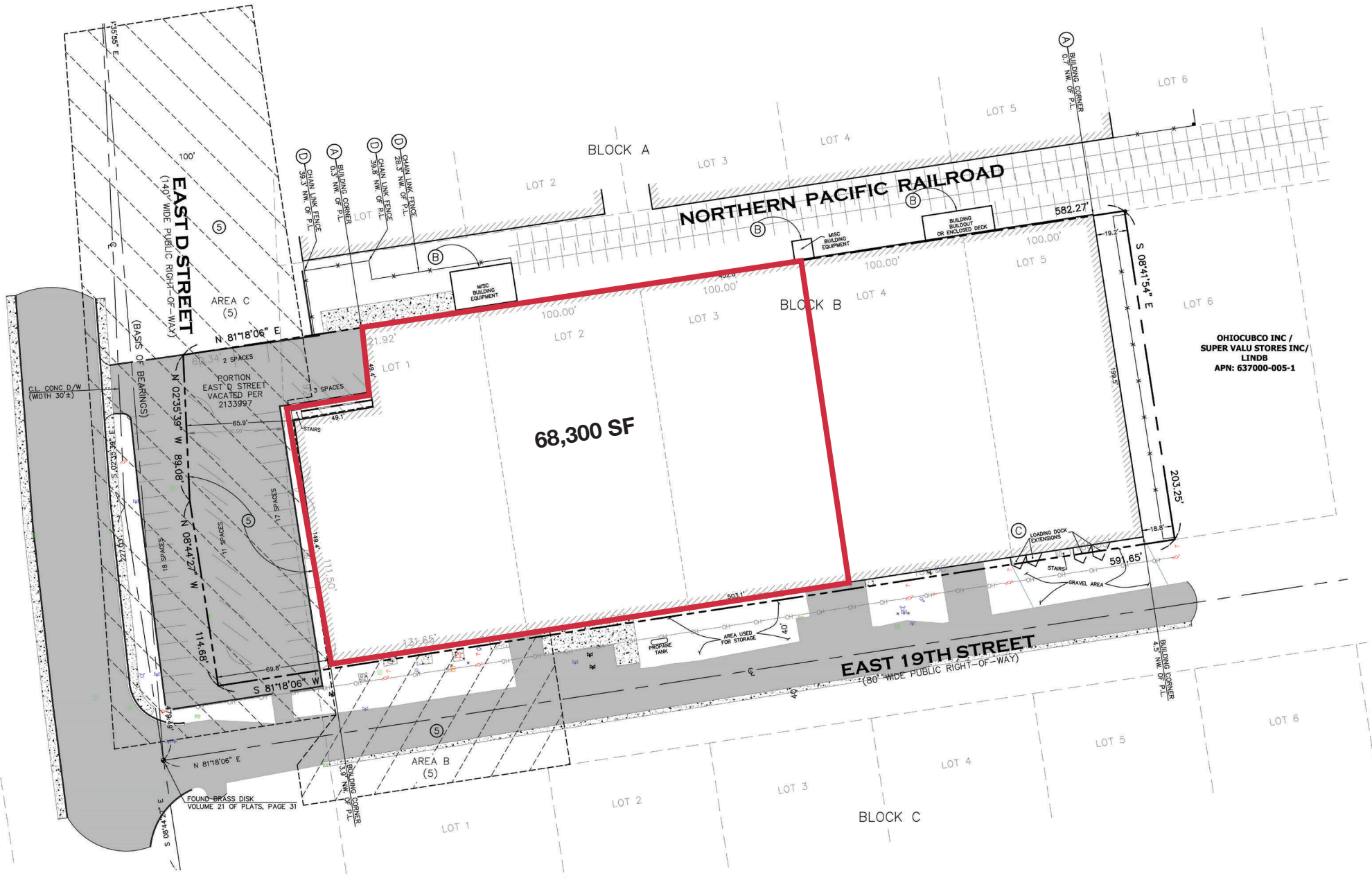
Property Highlights

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 | 84,870 SF |
| BUILDING AREA | 68,300 SF (7,500 SF office) |
| CLEAR HEIGHT | 12' - 20' |
| DOCK HIGH DOORS | 4 |
| 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 | \$9,903,500 (\$145 PSF) |



Site Plan



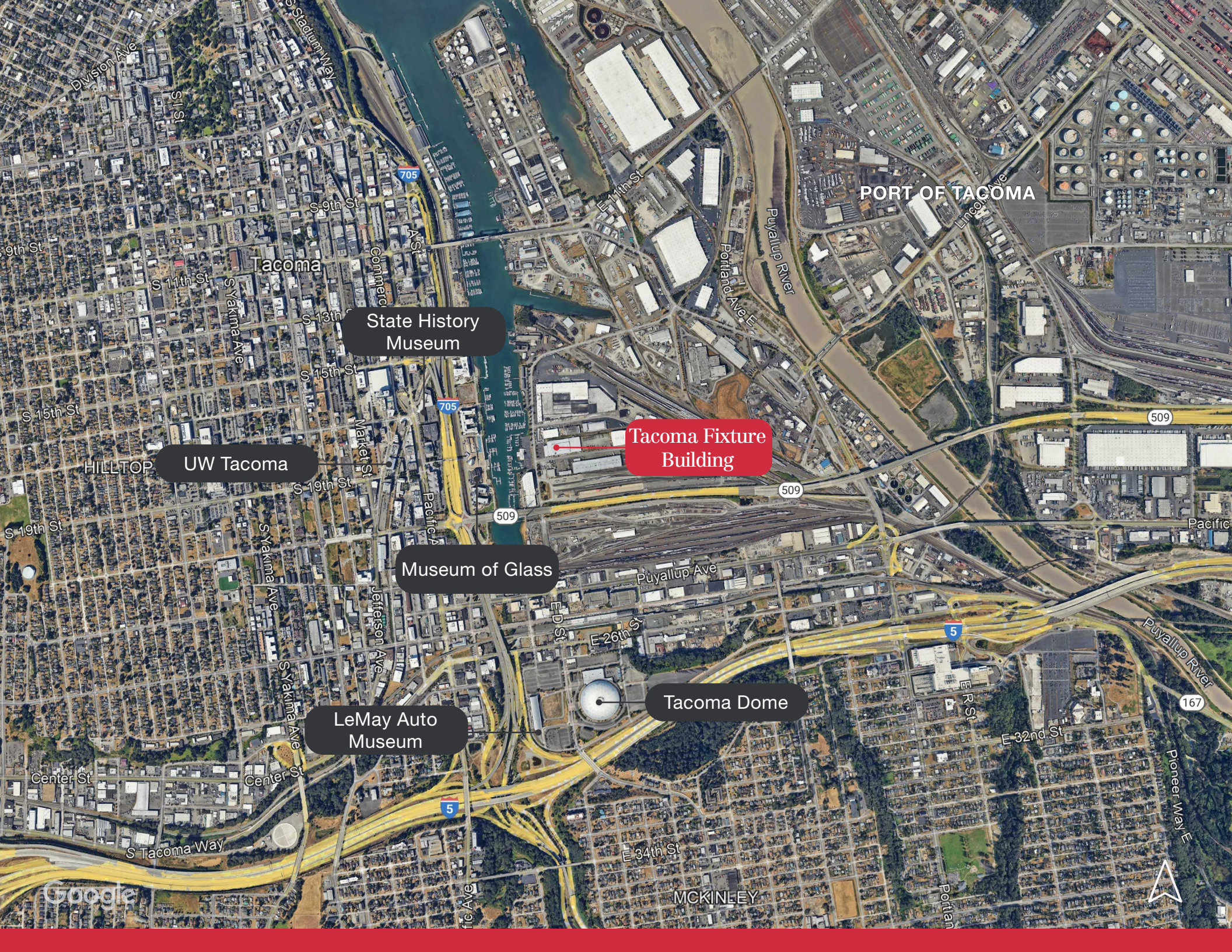
*Close proximity to
the Port of Tacoma*



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

