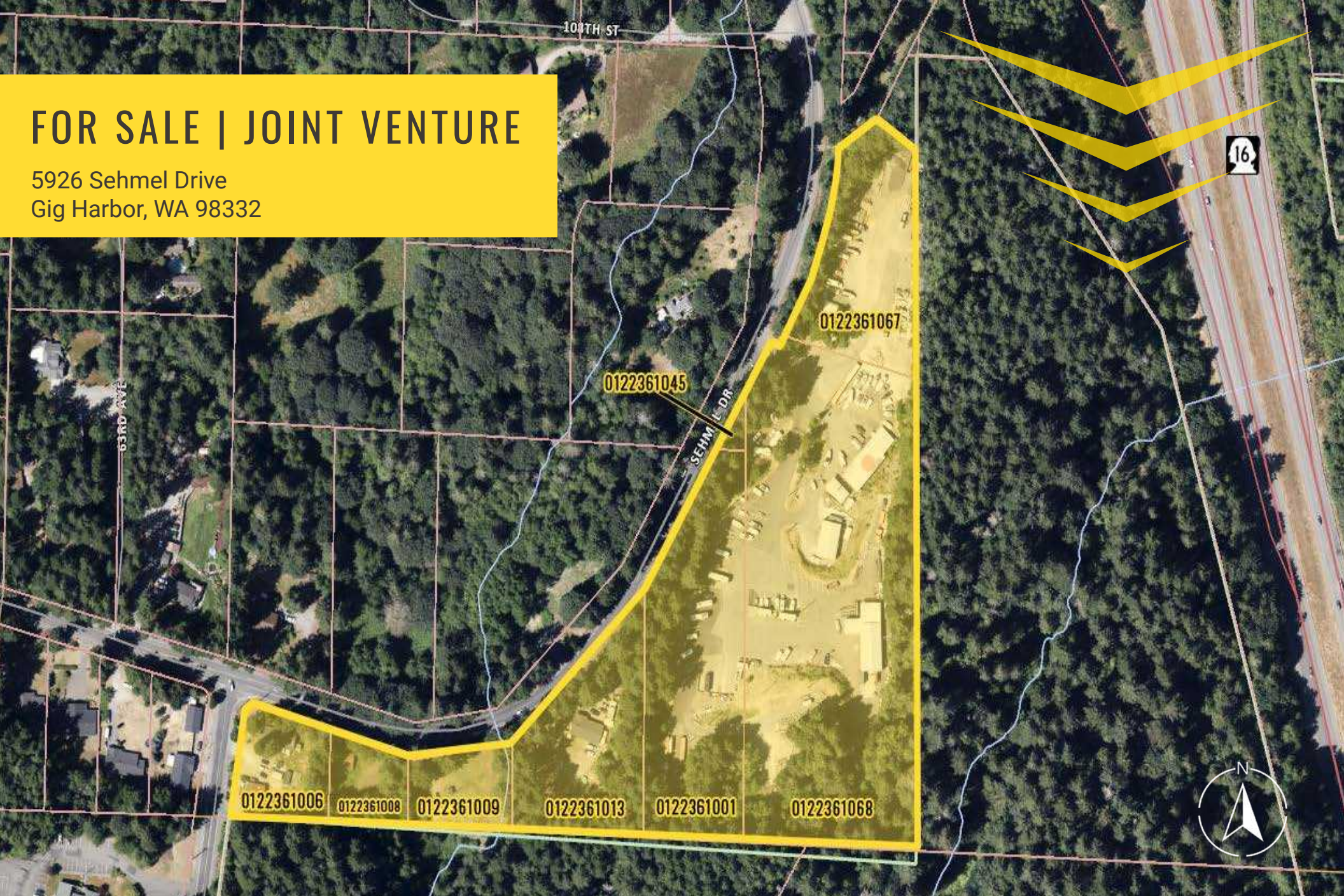


# FOR SALE | JOINT VENTURE

5926 Sehmel Drive  
Gig Harbor, WA 98332



## SEHMELE BUSINESS PARK

Lisa Tallman

First Western Properties—Tacoma Inc. | 253.472.0404  
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

**SEHMEL BUSINESS PARK** The "Subject Property" is a 622,741 square foot site proposed for an industrial development known as Sehmel Business Park. The proposed Business Park consists of five industrial buildings at the center of the site, a retail coffee endcap and gas/c-store, all totaling 80,429 ± square feet.

**FOR SALE / JOINT VENTURE**

- Proposed 75,180 ± SF of Industrial
- Proposed 5,069 ± SF of Retail
- Existing Income Producing Tenants on Site
- Located 2 minutes from interchange to SR-16
- Conceptual Plans Below
- Contact Broker for Full Details



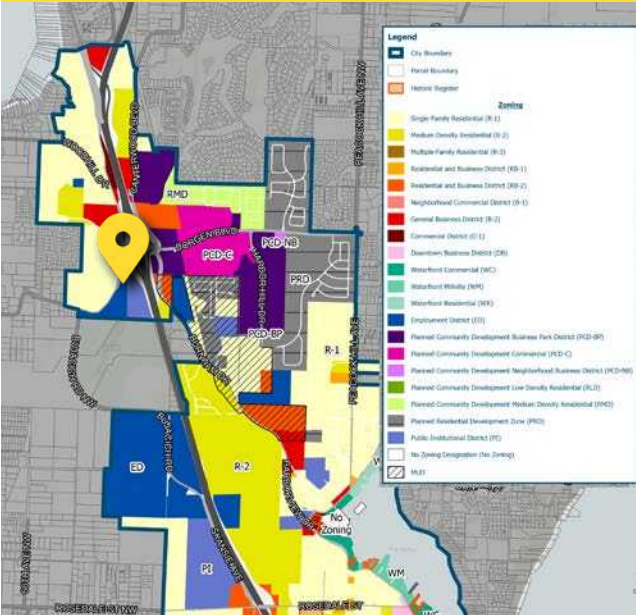
**PARCEL NUMBERS**

- 0122361067 (separate acquisition)
- 0122361068
- 0122361045 (separate acquisition)
- 0122361001
- 0122361013
- 0122361009
- 0122361008
- 0122361006

**SUMMARY**

Property Name	Sehmel Business Park
Opportunity Type	Development/Re-purpose
Address	5926 Sehmel Drive
Total Land Area	14.296 Acres
Zoning	ED (Employment District)
Jurisdiction	City of Gig Harbor
Land Value	\$10.00 PSF
Traffic Counts	8,355 ADT (2023)

**ZONING**



- **Zoning Employment District (ED)**  
The employment district is intended to enhance the city's economic base by providing suitable areas to support the employment needs of the community. Please Click [HERE](#) for More Information on Zone.

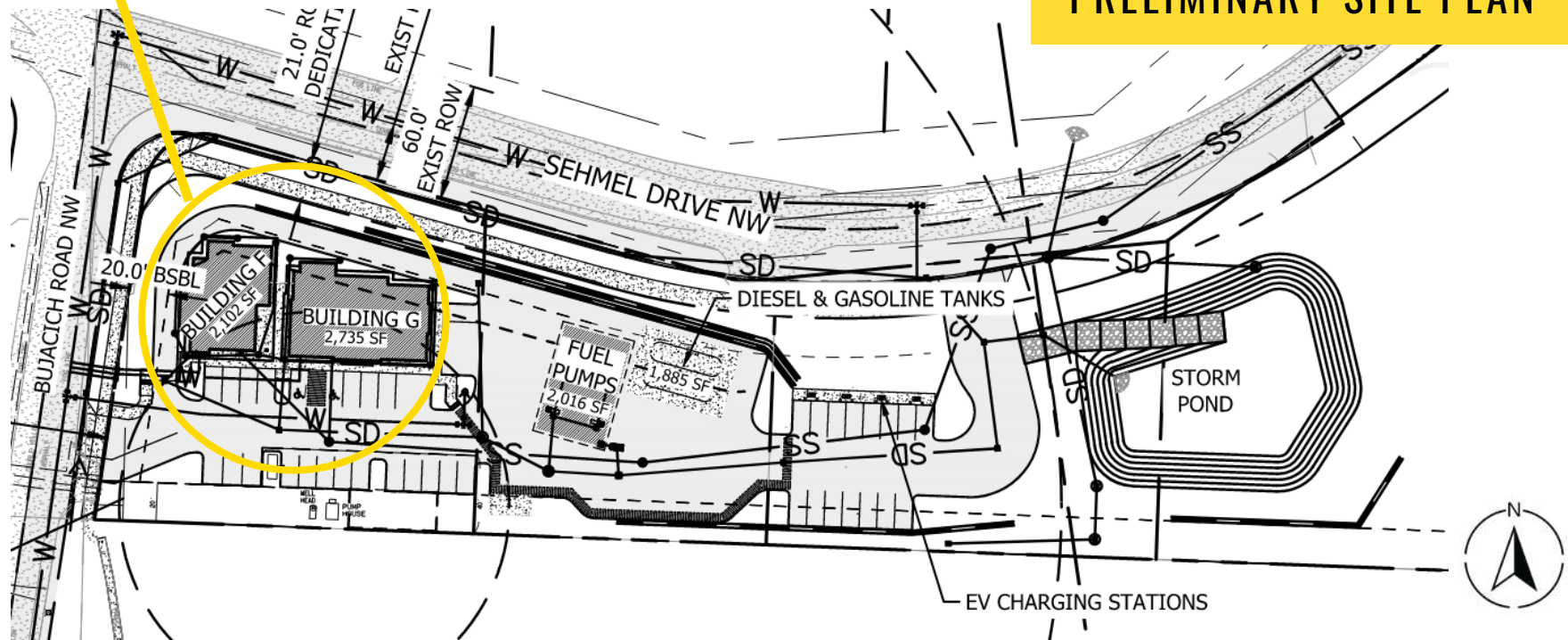
\*RENDERING



**WESTERN PARCEL -  
INTERSECTION OF  
SEHMEL & BUJACICH DR**

**SUMMARY**

**PRELIMINARY SITE PLAN**



# DEMOGRAPHICS

## POPULATION

Mile 1	5 Min DT	10 Min DT
4,986	51,698	199,093

## AVERAGE HH INCOME

Mile 1	Mile 3	Mile 5
\$166,205	\$173,940	\$154,018

## DAYTIME POPULATION

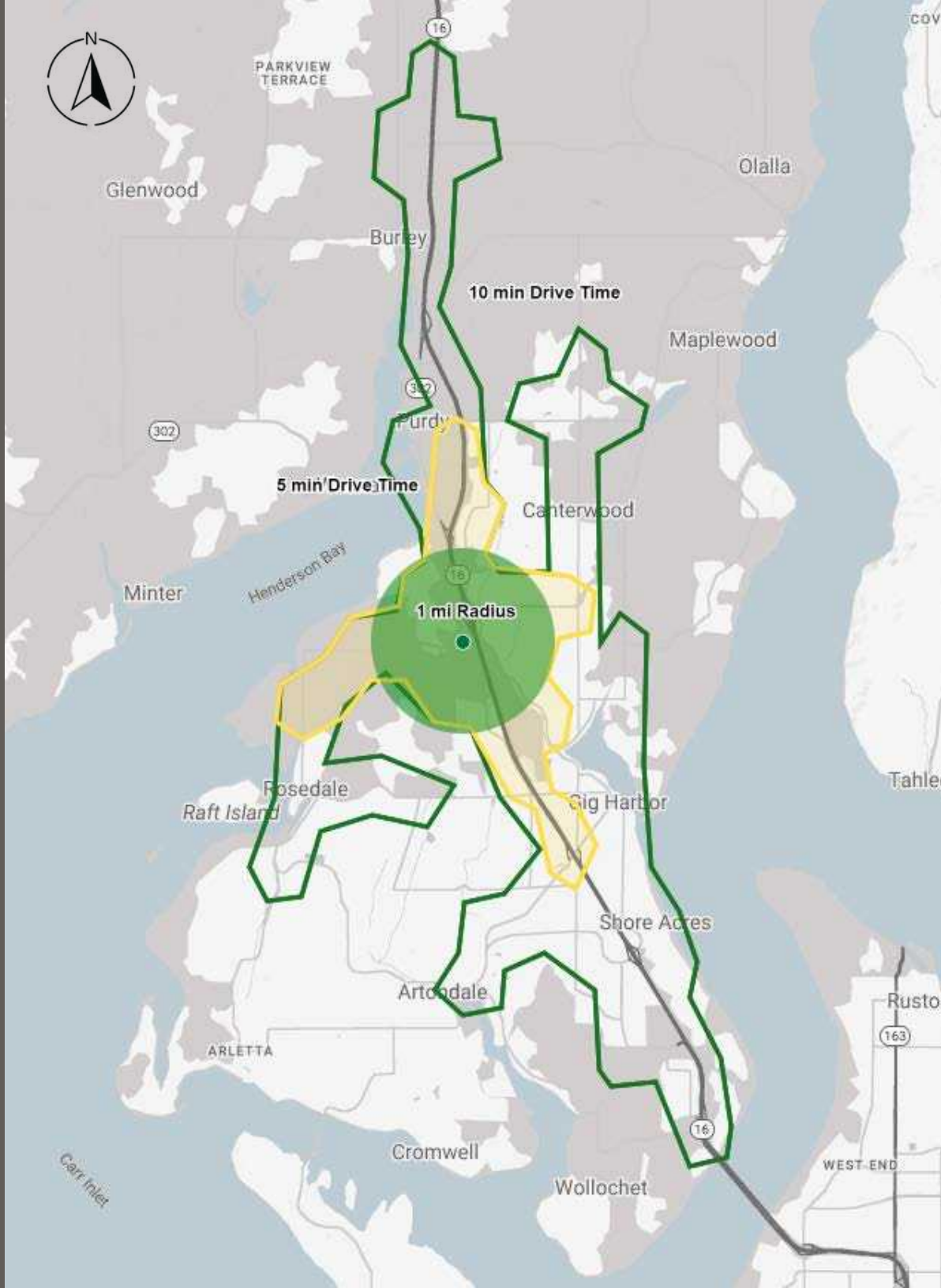
Mile 1	Mile 3	Mile 5
2,366	16,469	53,582



25 MINUTES TO BREMERTON

20 MINUTES TO TACOMA

DEMOGRAPHICS





GHI Franciscan Health

verizon  
SUBWAY Great Clips  
DESERT SUN GNC

Albertsons

Home Depot

Walgreens

State Farm  
FAMOUS  
local

Office depot  
OfficeMax  
petco  
Marriott PIRM

THE HOME DEPOT

indigo

400

crumby

GOBOA

Alaska USA

HERON'S KEY  
AT GIG HARBOR

COSTCO  
WHOLESALE

the Y

GIG HARBOR  
LITTLE LEAGUE  
FIELDS

HARBOR HILL DRIVE

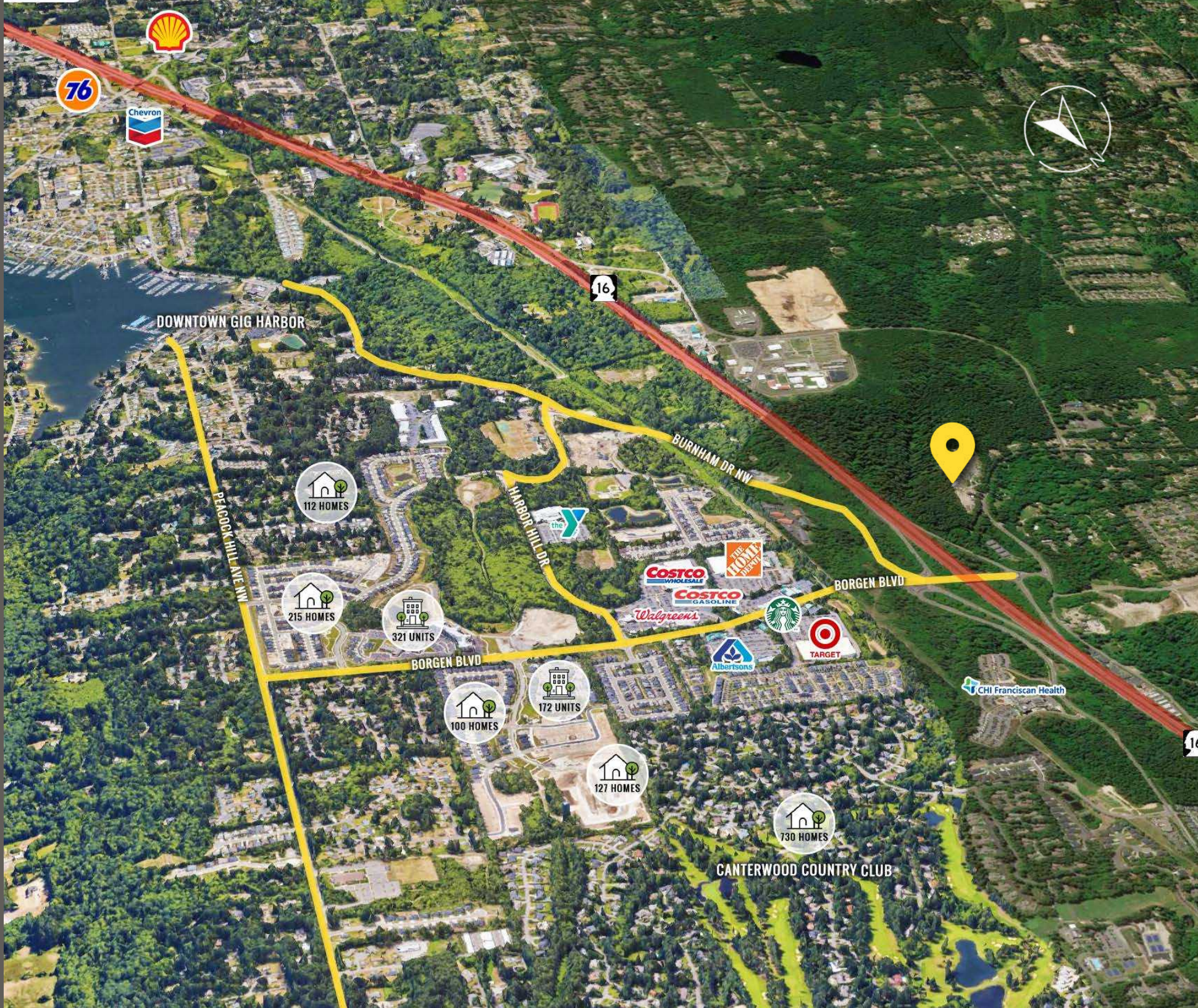
MCCORMICK  
FOREST PARK

ROTARY  
BARK  
PARK

WA  
Corrections

# SUMMARY

# LOCATION AERIAL





**GIG HARBOR, WA** is both a bay on the Puget Sound and a harbor town that has been named one of the Smithsonian Magazines Top Five Small Towns for culture, heritage and charm. Its unique location, close to metropolitan centers, yet positioned on a quiet, beautiful and historic peninsula - provides visitors and residents with excellent site-seeing, history, culture, dining, shopping and more.

TACOMA | KIRKLAND | SEATTLE | PORTLAND



# RELATIONSHIP FOCUSED. RESULTS DRIVEN.

LISA TALLMAN

253.471.5504  
lisa@firstwesternproperties.com



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