



FOR SALE

7457 S Madison Street
Tacoma, WA 98409



7457 S MADISON STREET
Jeremiah Durr

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

7457 SOUTH MADISON STREET a great office/flex warehouse property located in South Tacoma. It's proximity to 72nd Street and the Interstate 5 interchange make it a superb location for businesses serving the South Sound and beyond. M1-STGPD is a Light Industrial zoning which allows for a wide variety of uses, including i502 cannabis business and much more.

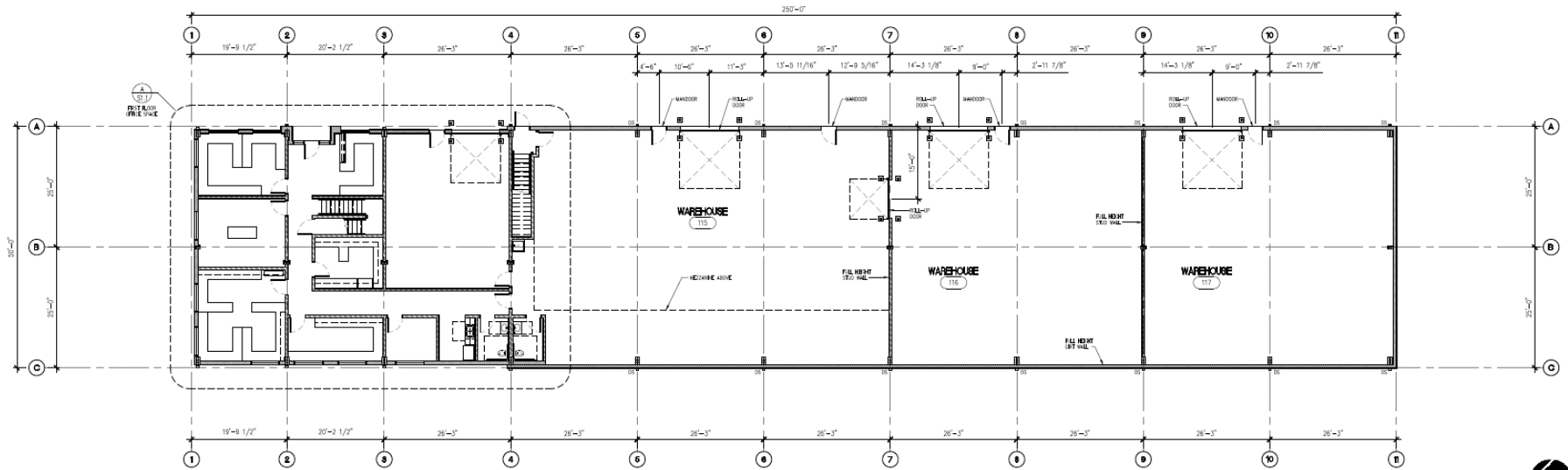
FOR SALE

\$3,500,000

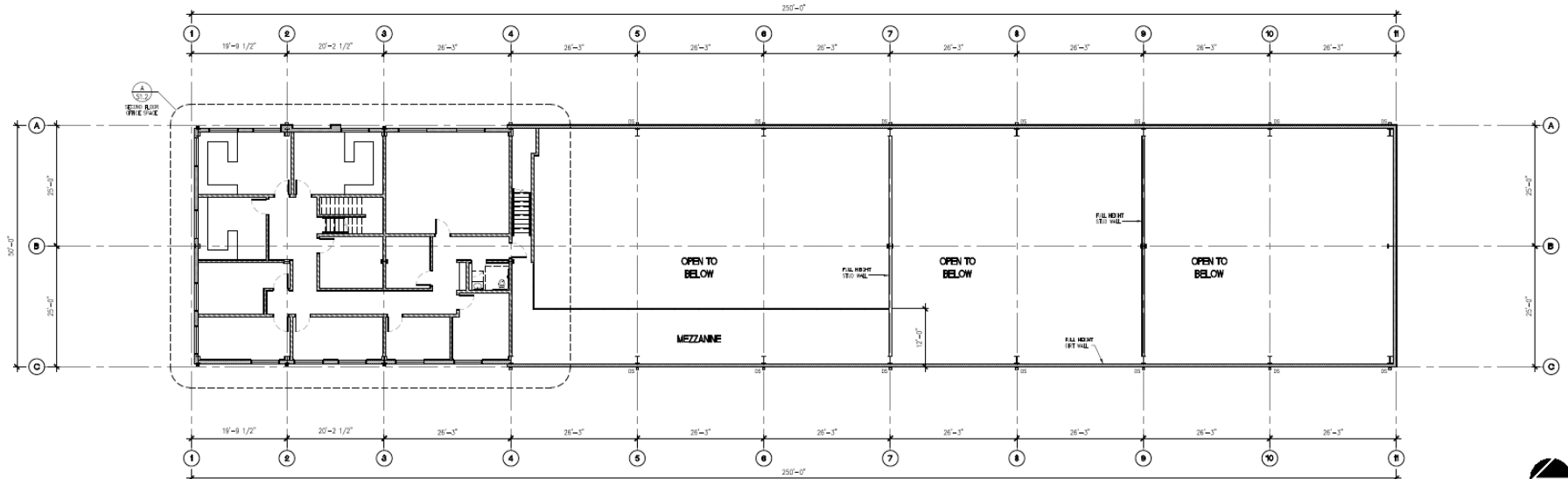
- RARE SHOP & OFFICE WITH YARD SPACE RIGHT OFF OF S 74TH ST
- WAREHOUSE: 5,200 SF (OCCUPIED)
- OFFICE/WAREHOUSE WITH YARD SPACE AVAILABLE (10,550 SF)



FLOOR PLAN



A FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"



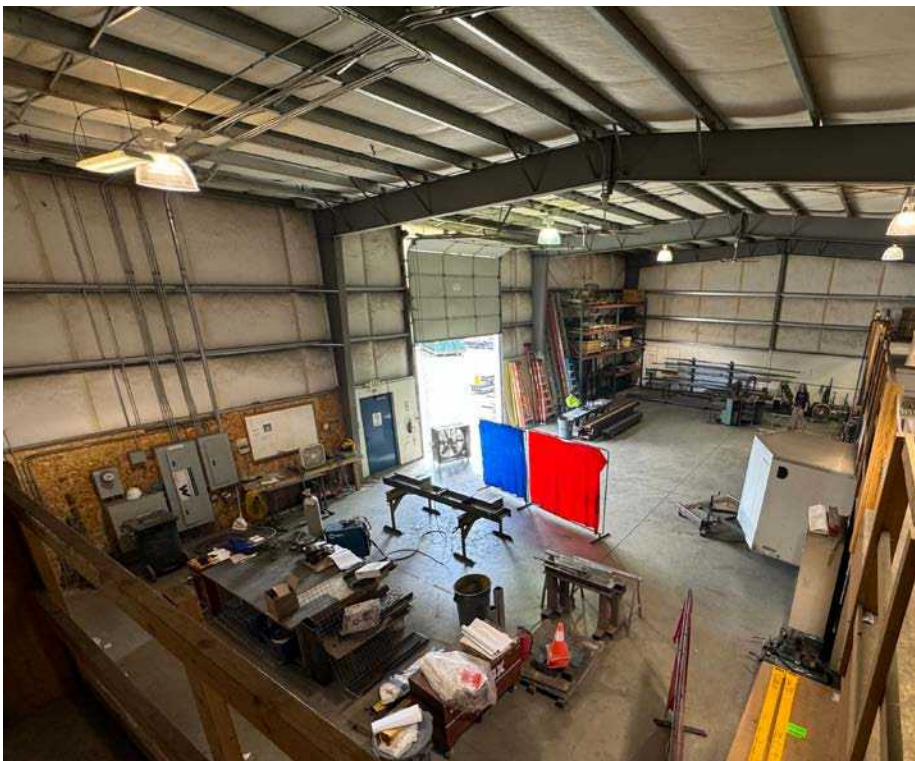
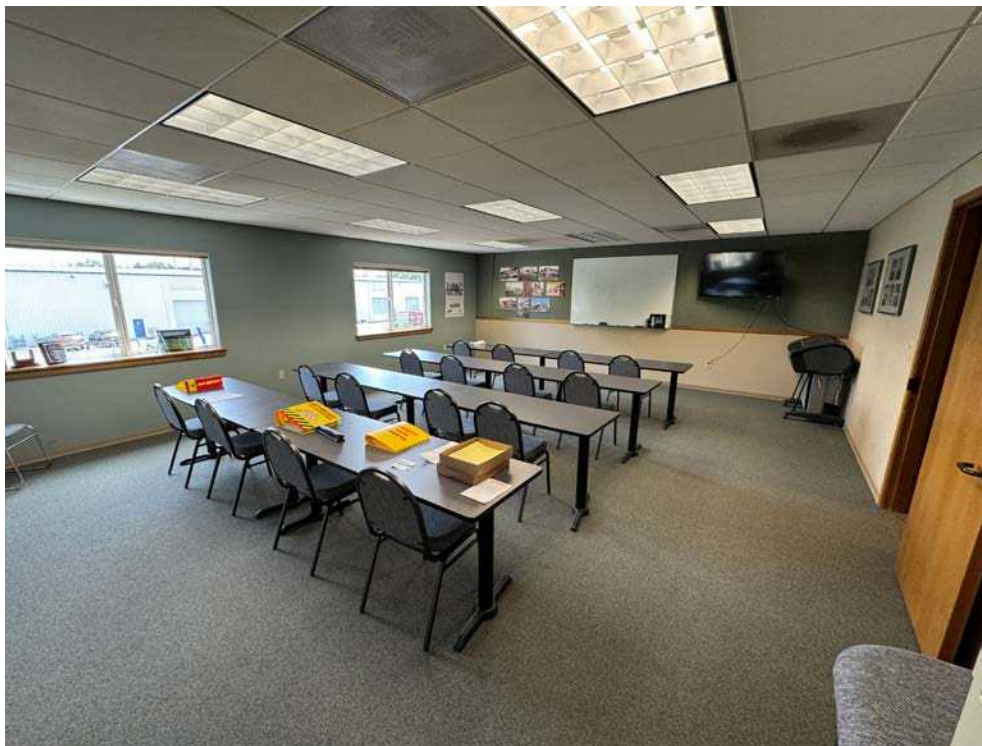
B SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"



PHOTOS



PHOTOS



PARCEL INFORMATION



PARCEL NUMBER
0220254164



BUILDING
16,250 SF



LAND
46,253 SF
(1.06 acres)



LOCATION AERIAL



GMC
CHEVROLET

mazda

WAPATO HILLS
PARK

WinCo
FOODS

LA FITNESS

Applebees

Finch & Sons
FRESH CUTS

Olive Garden

RED LOBSTER

THE HOME DEPOT

KIA

S 74TH STREET

5
Interstate



Wynshaw

S TACOMA WAY

HONDA

Bates

FLOOR DECOR

Round Table

in the box

JIMMY JOHN'S

Timberland Bank

GREENWOOD
RESTAURANT

DISCOUNT TIRE

REGAL

bluepearl

JR Furniture & Mattress

DOLLAR TREE




TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.
RESULTS DRIVEN.

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