

INDUSTRIAL FOR SALE

2940 S M Street
Tacoma, WA 98409



M STREET INDUSTRIAL PARK

Jeremiah Durr

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



2940 SOUTH M STREET coming to the market for the first time ever! Tacoma Nalley Valley light industrial/flex warehouse investment with owner-user space. Proximity to Interstate 5 and Hwy 16 interchange make it a superb location for businesses serving the Puget Sound. Highly flexible M1 and M2-STGPD Industrial zoning allows for a wide variety of uses, including i502 cannabis.

PROPERTY HIGHLIGHTS

ASKING PRICE: \$5,200,000

BUILDINGS: 23,500 SF
» **BUILDING 1: 21,000 SF**
» **BUILDING 2: 2,500 SF**

TAX PARCELS: 6550000320 AND 0320084097
LAND: 1.55 ACRES
ATTACHED FLOORPLAN

- 5 Tenant spaces with grade level doors
- Gated and Fenced
- i502 Cannabis allowed
- Clearspan metal construction
- 3-phase 4-wire power
- Fully Sprinklered
- 21' clear height
- Available space 7,500 sf with 400 sf restroom and office and 2 GL roll up doors
- Zoning: M1 and M2-STGPD-ST-M/IC ([Click here for more details.](#))



SUMMARY

PHOTOS



PARCEL INFORMATION



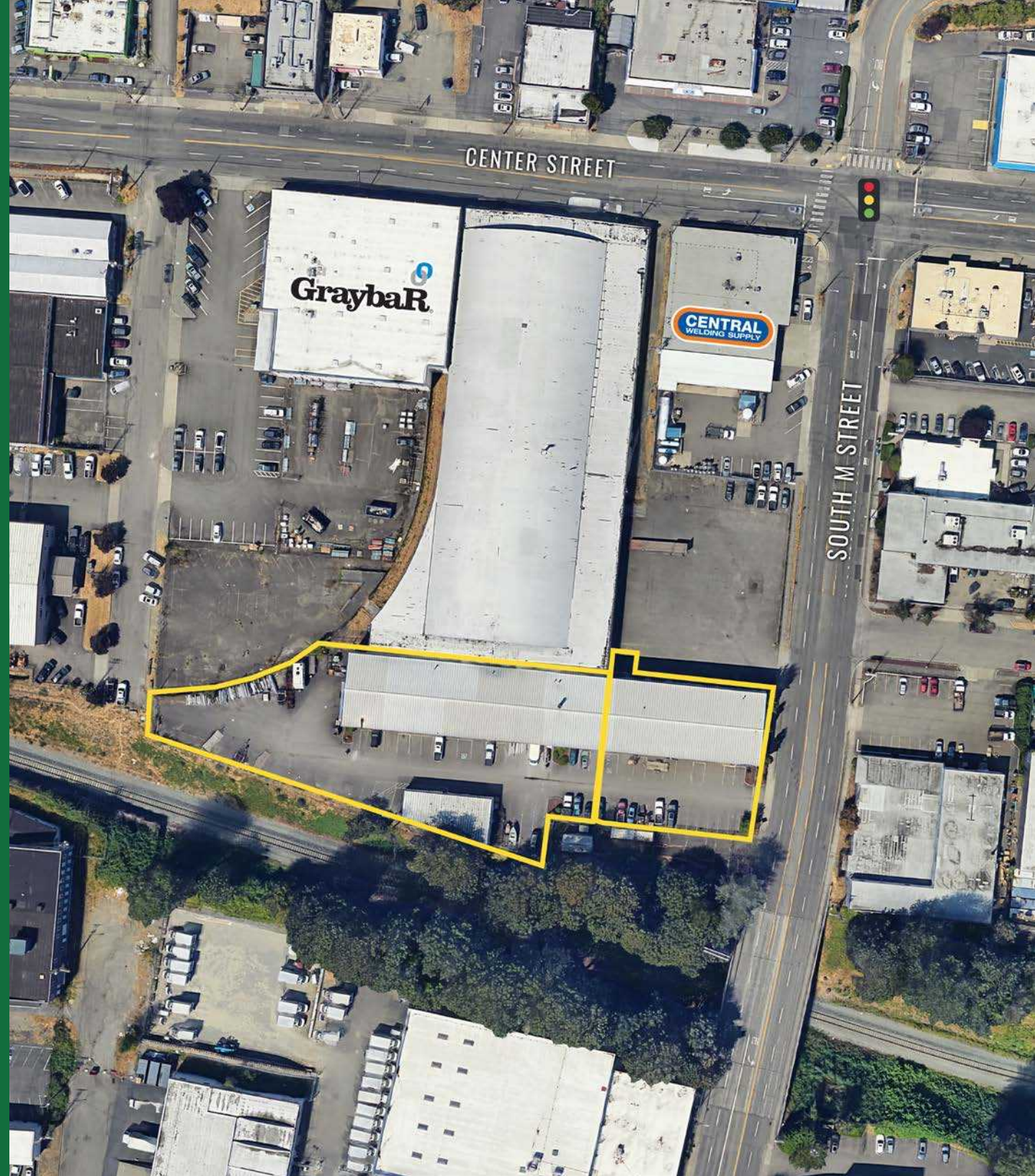
PARCEL NUMBERS
6550000320
0320084097



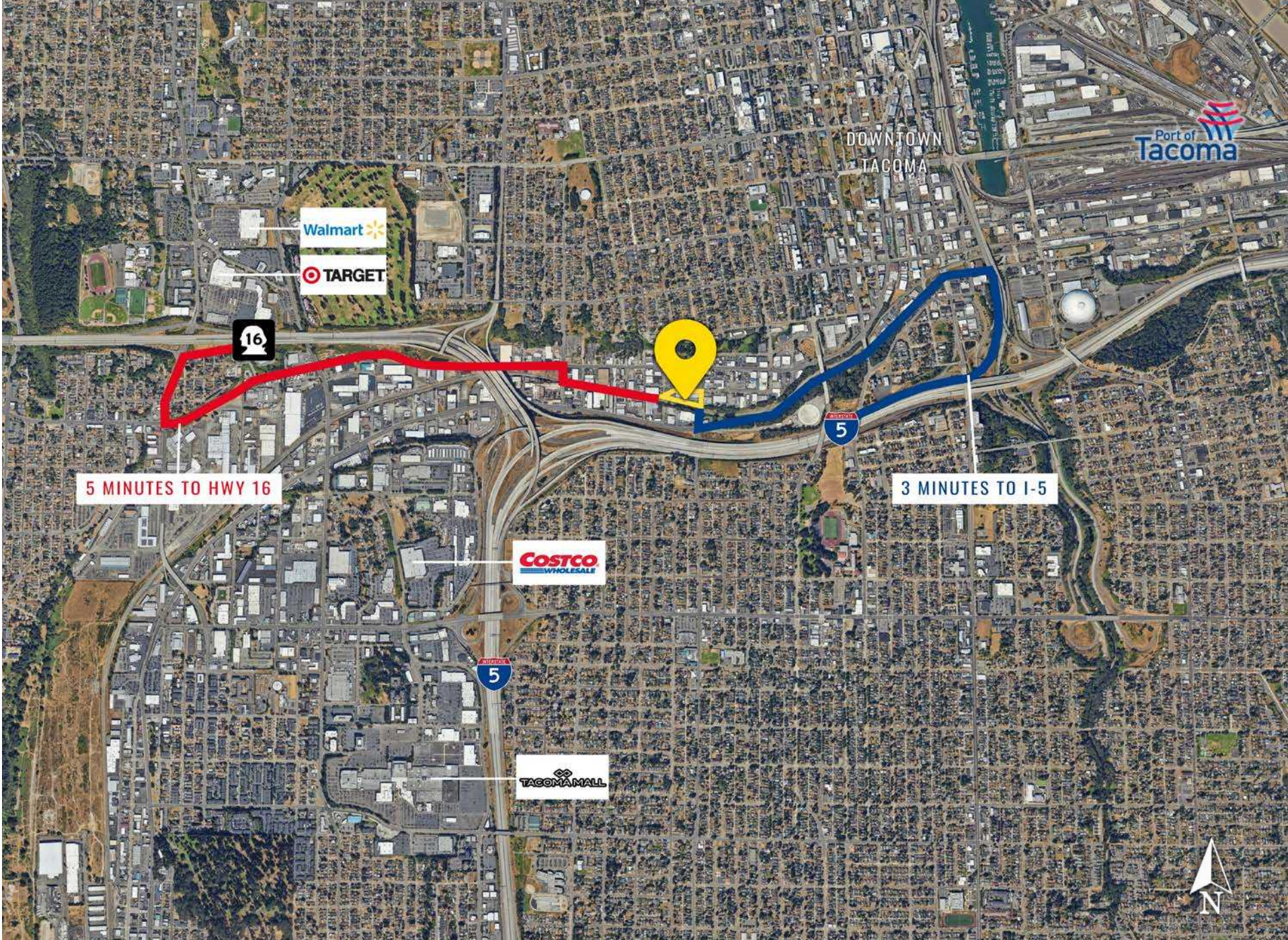
BUILDINGS
21,000 SF
2,500 SF



LAND
67,518 SF
(1.55 acres)



LOCATION DETAILS



5 minutes to
Port of Tacoma



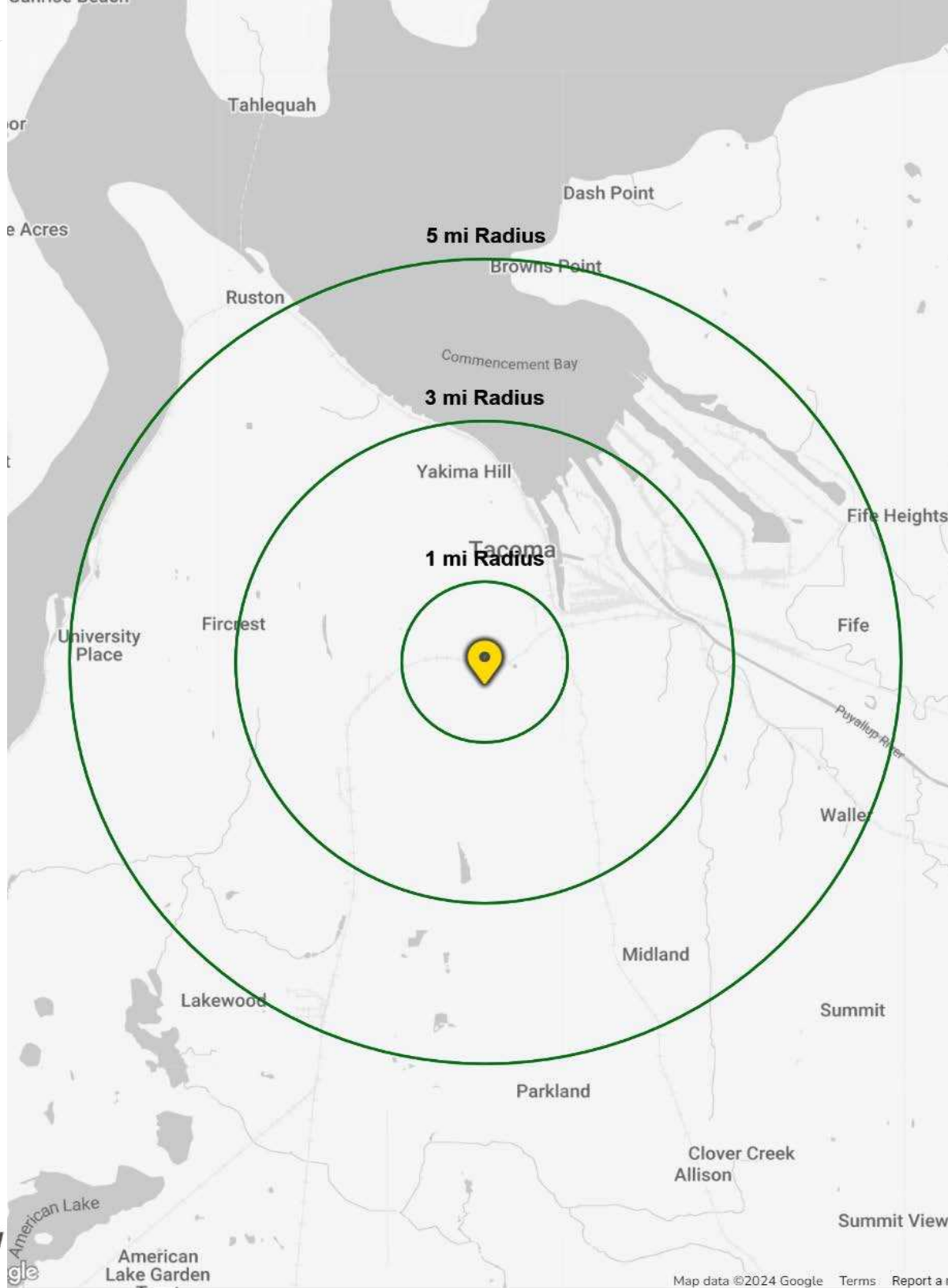
29 minutes to
Kent Industrial Valley



40 minutes to
Port of Seattle

DEMOGRAPHICS

DEMOGRAPHICS



POPULATION

Mile 1	Mile 3	Mile 5
15,273	132,564	281,324

AVERAGE HH INCOME

Mile 1	Mile 3	Mile 5
\$72,236	\$79,684	\$83,672

DAYTIME POPULATION


Mile 1	Mile 3	Mile 5
14,008	103,579	193,252



TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.
RESULTS DRIVEN.

JEREMIAH DURR

 253.471.5506

 jdurr@firstwesternproperties.com

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