

19501 38TH AVENUE EAST



FOR SALE



OFFERING SUMMARY

AVAILABLE AC:	5.12 AC
SALE PRICE:	\$5,000,000
FRONTAGE:	196th & 38th Avenue East
ZONING:	Employment Center

LOCATION OVERVIEW

The Frederickson Industrial Area is a significant economic hub in Pierce County. This 2,000 acre planned industrial park is major employment center for the region. It's home to a diverse array of businesses, including aerospace giant Boeing and companies in sectors such as food processing, logistics, construction materials, and technology. Its location near major transportation routes and the Port of Tacoma makes this a prime location for businesses.



KELLER WILLIAMS COMMERCIAL

1011 E Main, Suite 420
Puyallup, WA 98372



GLORIA FLETCHER

Senior Commercial Broker

O: (253) 840-5574

C: (253) 223-9176

gletcher@kwcommercial.com

19501 38TH AVENUE EAST

TACOMA, WA



PROPERTY HIGHLIGHTS

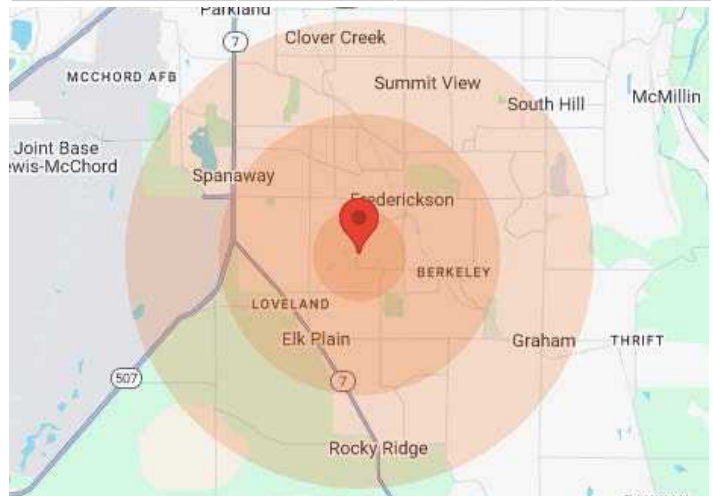
- 5.12 Acres
- Access off of new 196th street
- Located in the heart of Frederickson
- Employment Center Zoning allows for many light industrial and commercial uses

DRIVE TIMES

PORT OF TACOMA	30 MINUTES
PORT OF SEATTLE	60 MINUTES
I-5	19 MINUTES
167	27 MINUTES

DEMOGRAPHICS

	1 - MILE	3 - MILES	5 - MILES
Total Population	2,671	31,475	66,269
Median Income	\$77,906	\$66,645	\$66,799



KELLER WILLIAMS COMMERCIAL

1011 E Main, Suite 420
Puyallup, WA 98372



GLORIA FLETCHER

Senior Commercial Broker

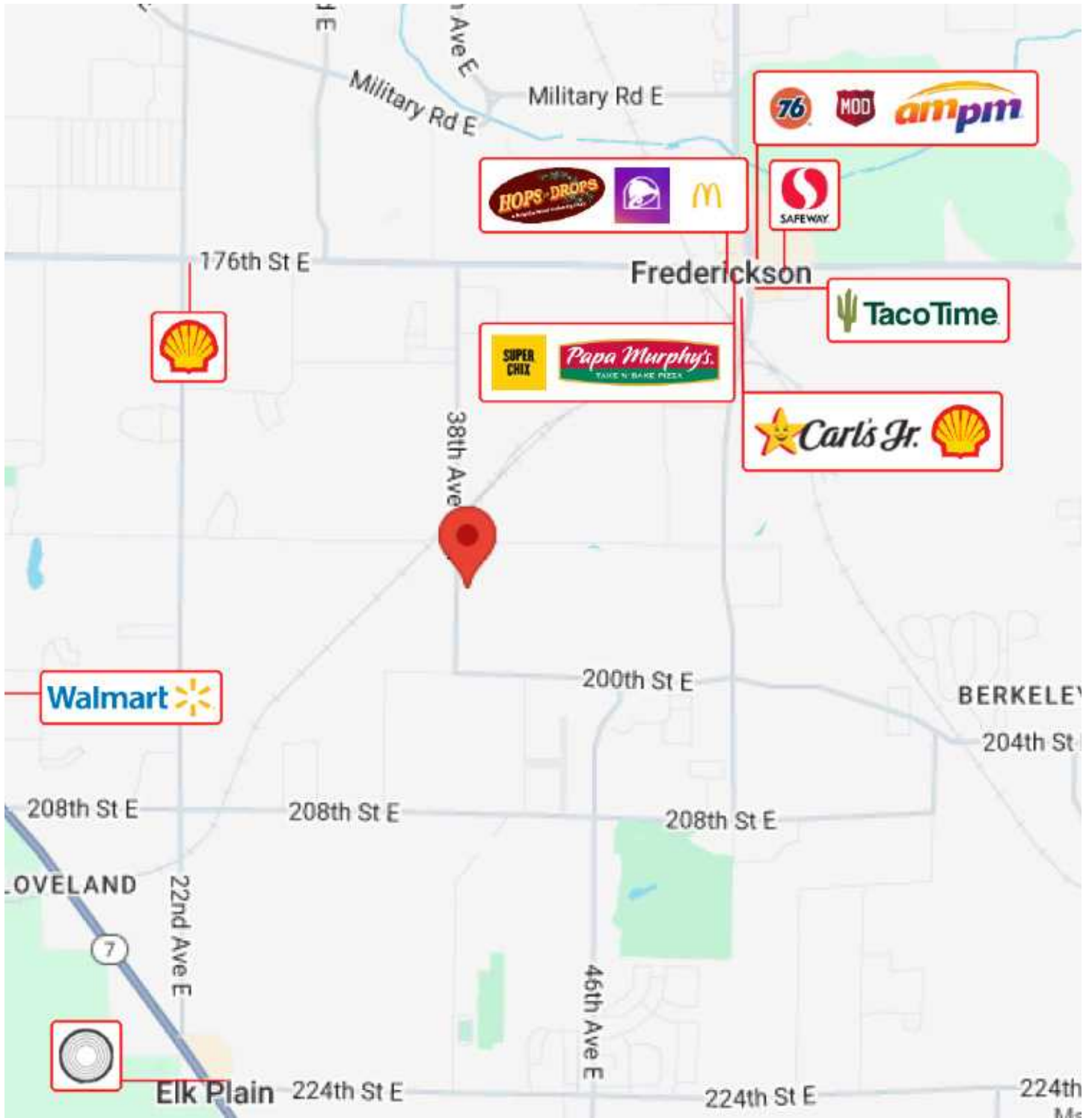
O: (253) 840-5574

C: (253) 223-9176

gfletcher@kwcommercial.com

BUSINESS MAP

19501 38TH AVENUE EAST



KELLER WILLIAMS COMMERCIAL

1011 E Main, Suite 420
Puyallup, WA 98372



GLORIA FLETCHER

Senior Commercial Broker
O: (253) 840-5574
C: (253) 223-9176
gfletcher@kwcommercial.com

DISCLAIMER

19501 38TH AVENUE EAST

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

KELLER WILLIAMS COMMERCIAL

1011 E Main, Suite 420
Puyallup, WA 98372



GLORIA FLETCHER

Senior Commercial Broker
O: (253) 840-5574
C: (253) 223-9176
gfletcher@kwcommercial.com