

FOR SALE

92ND ST INDUSTRIAL LAND

*2.38 AC Industrial Development
Site in Prime Location*

3255, 3265 AND 3275 92ND ST S
TACOMA, WA 98499



92ND ST S

FOR SALE

PROPERTY OVERVIEW

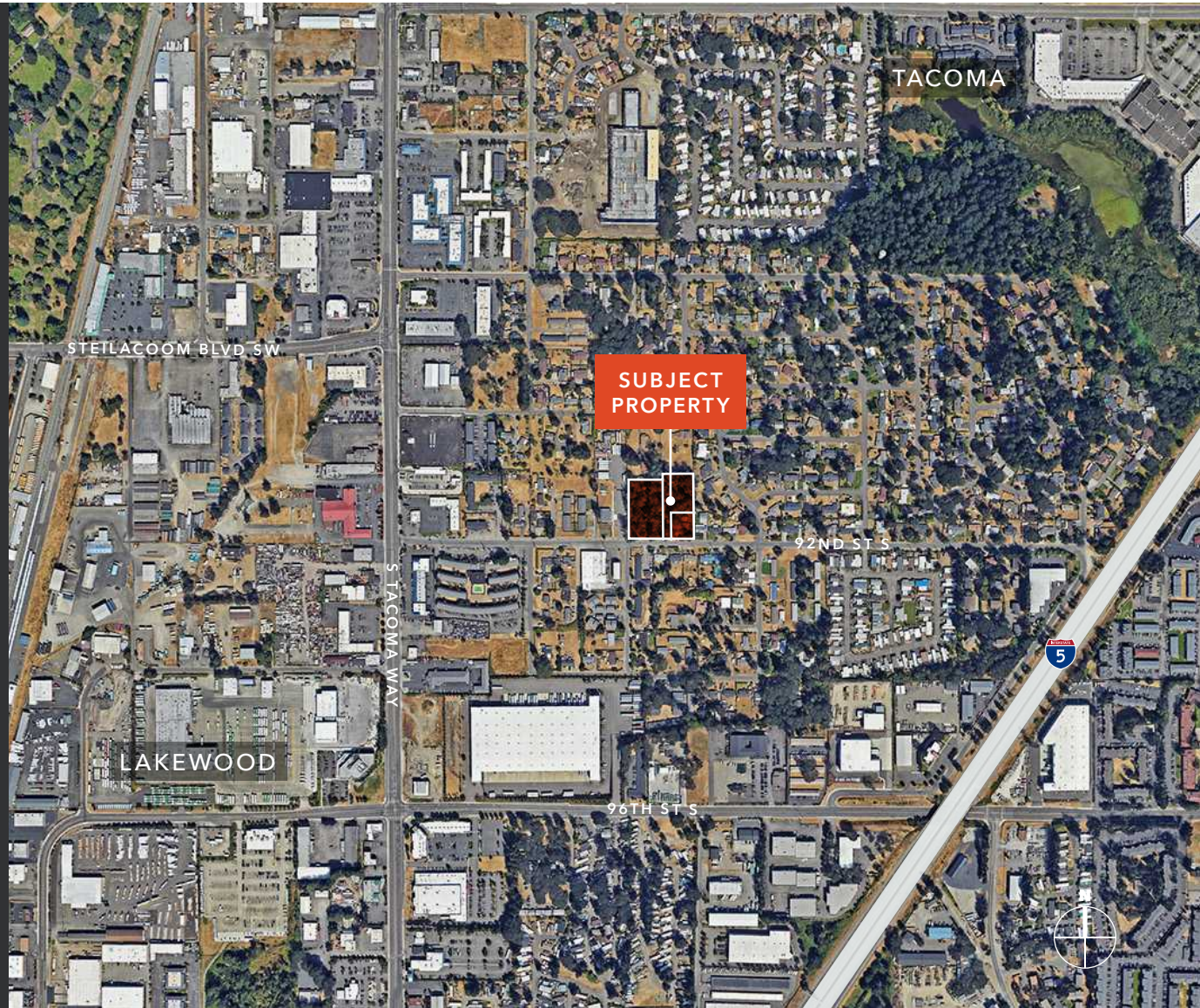
DATE AVAILABLE	Now
LAND AC	2.38 AC
LAND SF	103,672 SF
PRICE	\$1,700,000
PRICE PSF	\$16.40
ZONING	AC2 - Air Corridor 2
ZONING MUNICIPALITY	City of Lakewood

→ ZONING MAP

→ ZONING USE

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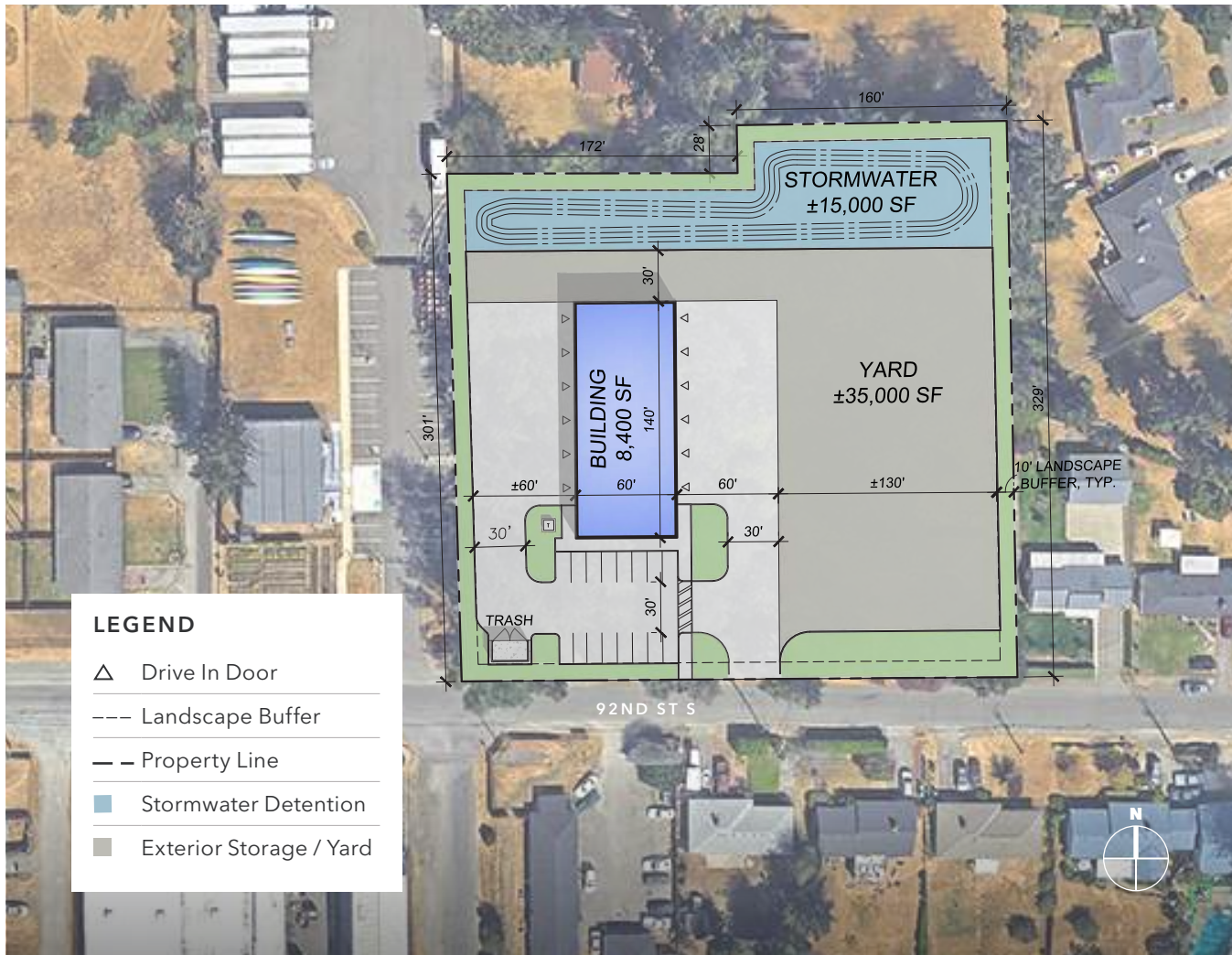


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POTENTIAL SITE PLAN



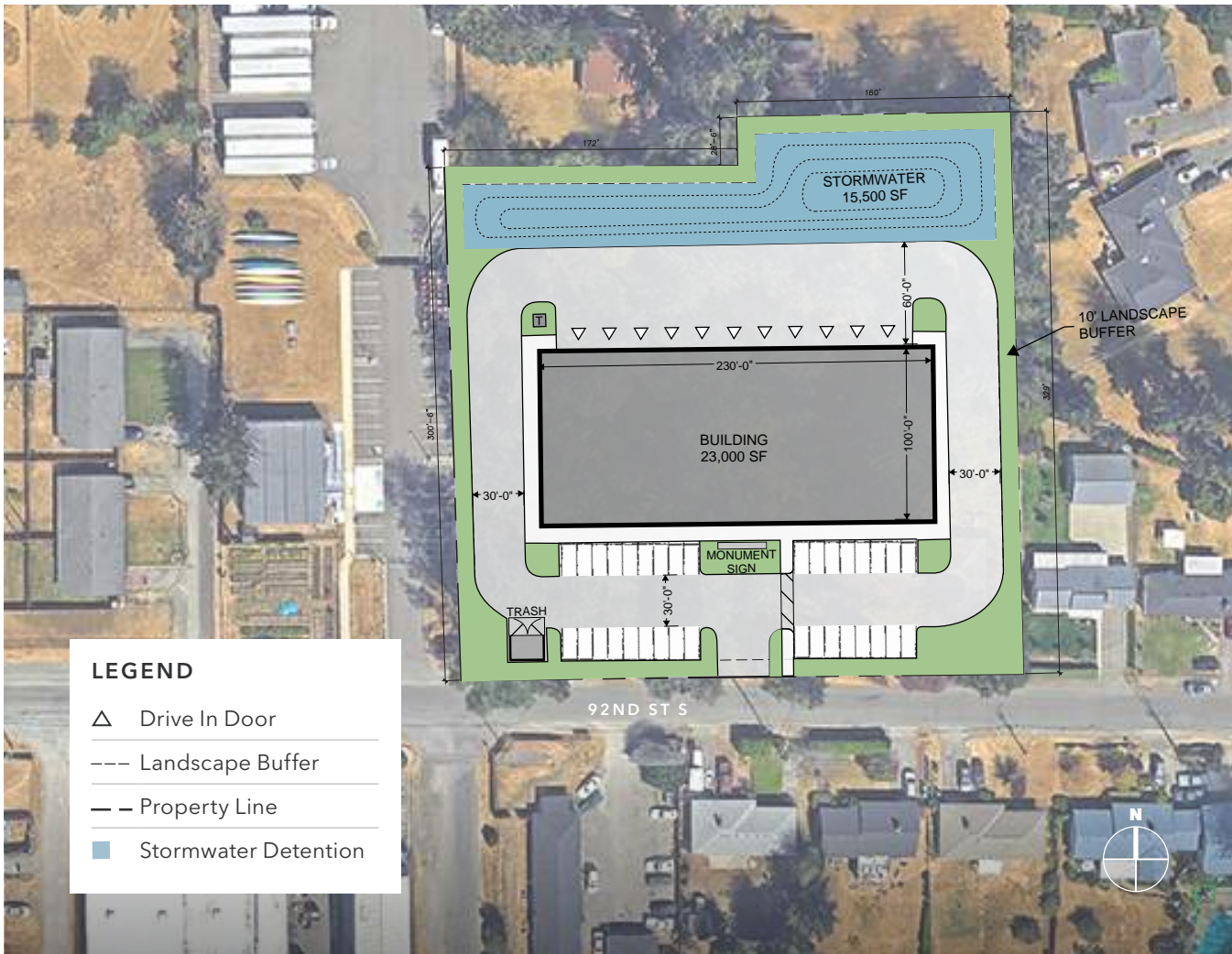
PROPERTY OVERVIEW

USABLE LOT	103,672 SF / 2.4 AC
TOTAL YARD	35,000 SF / 0.8 AC
BUILDING FOOTPRINT	8,400 SF
WAREHOUSE SF	7,200 SF
OFFICE SF	1,200 SF
PROPOSED AUTO PARKING	16
DRIVE IN DOORS	12

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POTENTIAL SITE PLAN



LEGEND

- △ Drive In Door
- Landscape Buffer
- Property Line
- Stormwater Detention

PROPERTY OVERVIEW

USABLE LOT	103,672 SF / 2.4 AC
BUILDING FOOTPRINT	23,000 SF
WAREHOUSE SF	20,700 SF
OFFICE SF	2,300 SF
PROPOSED AUTO PARKING	34
DRIVE IN DOORS	11

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FOR SALE



5 MINS

TO I-5

6 MINS

TO HWY 512

7 MINS

TO HWY 7

11 MINS

TO HWY 16

14 MINS

TO HWY 509

SUBJECT
PROPERTY

JOINT BASE
LEWIS-MCCHORD

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Mathews**