

INDUSTRIAL FOR SALE

# PORT-LINC LOGISTICS

2007 STEWART ST & 1621 LINCOLN AVE, TACOMA, WA

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



**FUNCTIONAL PORT-CENTRIC FACILITIES | EXCELLENT ACCESSIBILITY, BEST INDUSTRIAL ZONING**

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## PROPERTY INFORMATION

**ADDRESS:** 2007 Stewart St & 1621 Lincoln Ave, Tacoma, WA

**LOT SF:** 220,313 SF (5.05 Acres)

**YEAR BUILT:** 1971

**ZONING:** PMI (Port Maritime Industrial District)

**BUILDING 1** 50,065 SF total with approximately 1,500 SF of office

- ƒ 21' clear height
- ƒ Wet sprinkler system
- ƒ 10 dock doors/positions (all with edge levelers)  
4 additional dock door "knockouts" in place
- ƒ 1 oversized (12' x 10') ramped grade door
- ƒ Cross loaded
- ƒ LED warehouse lighting
- ƒ ~25K SF fenced yard

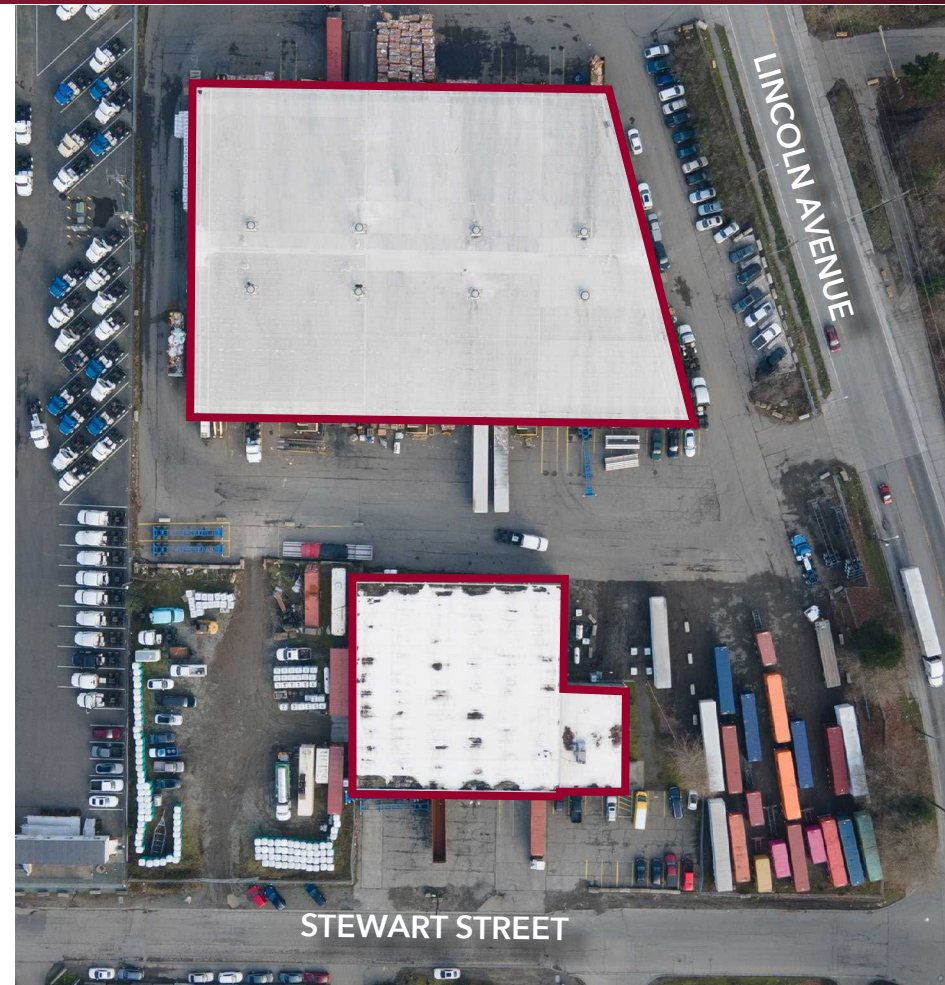
**BUILDING 2** 16,580 SF total with approximately 2,280 SF of office

- ƒ 21' clear height
- ƒ Wet sprinkler system
- ƒ 3 dock doors/positions (one with a mechanical dock leveler)  
1 additional dock door "knockout" in place
- ƒ 1 oversized (12' x 16') grade door
- ƒ LED warehouse lighting
- ƒ ~25K SF fenced yard

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## FEATURES:

- ƒ Port of Tacoma Location - one (1) mile to I-5
- ƒ Located on the heavy haul corridor
- ƒ Fenced yard
- ƒ Fully sprinkled buildings
- ƒ Dock/Grade loaded buildings
- ƒ Container stacking allowed





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