

1.67 Acre Rail-Served  
Property in Downtown Tacoma  
FOR SALE \$3,100,000

567 E  
18TH STREET

— Tacoma, WA 98421 —

CBRE



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# EXECUTIVE SUMMARY

## The Offering

Situated along the railroad tracks in the heart of Tacoma, this property benefits from convenient rail access that enhances its logistical capabilities for businesses engaged in import and export activities. Its prime location offers excellent connectivity to major transportation routes and is essential to the current tenant's operations.



STEEL CANOPY STRUCTURE



567 E  
18TH STREET

## Property Highlights



### Location

567 E 18th Street, Tacoma, Pierce County, WA 98421



### Zoning

Industrial



### Site Area

1.67 Acres (72,940 Square Feet)



### Building Area

9,000 Square Foot Steel-Canopy Structure



### Year Built

1992



### Tenant

MacMillan-Piper - Leased through January 2030



# PROPERTY HIGHLIGHTS



## Strategic Rail Access

Benefit from seamless import and export logistics ensuring efficient transportation of goods and enhancing overall operational effectiveness. 1,200 linear feet of UPRR rail track (owned) and 600 feet of BNSF rail leased (Paid by Tenant).



## Specialized Property

This unique property is tailored to meet the specific needs of the tenant's business, providing an essential foundation for their continued success and growth.



## Stability and Security

Enjoy the peace of mind that comes with a long-term lease agreement with a financially strong tenant, ensuring reliable income and security for the future.

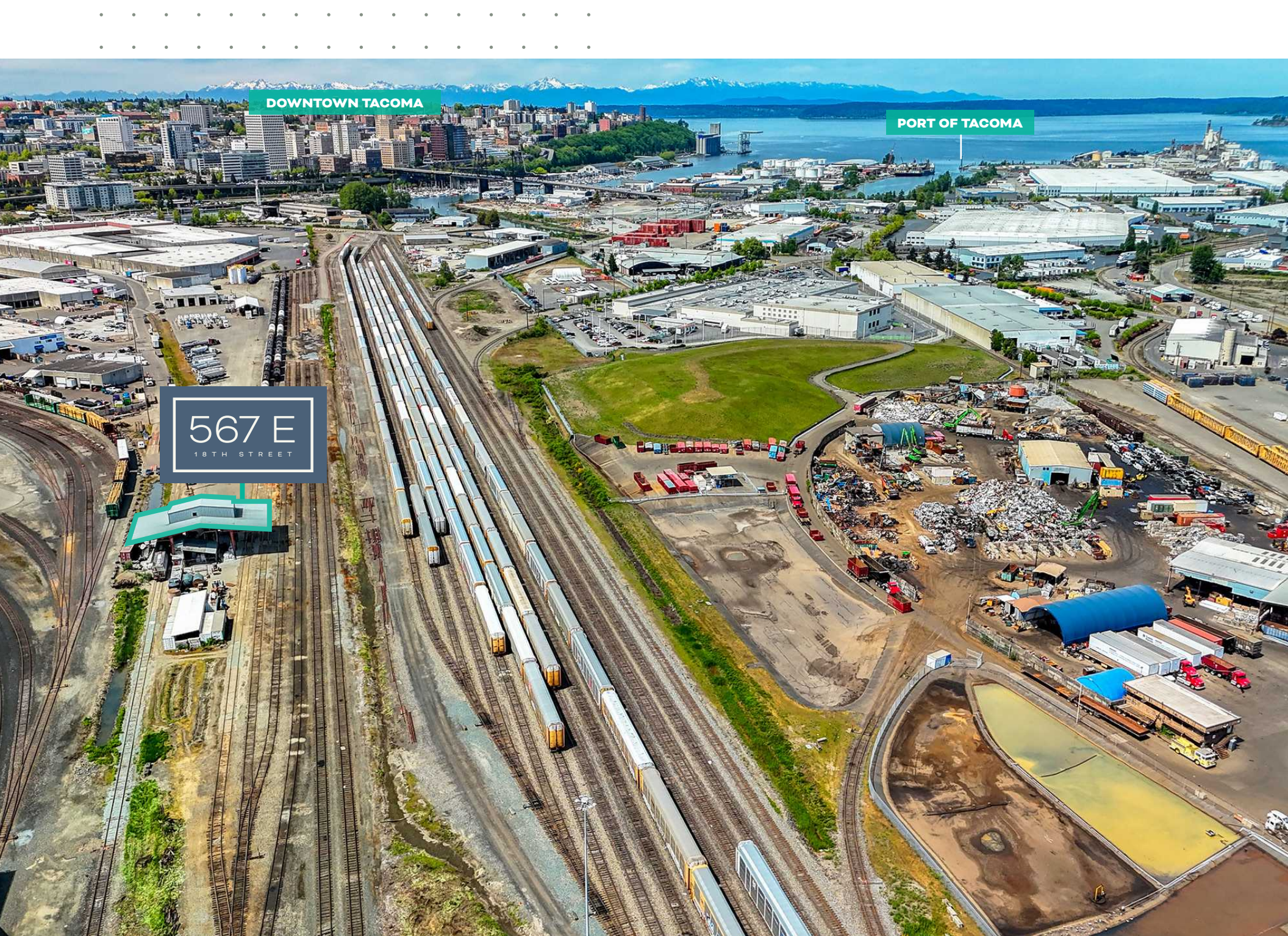


## Full-Size Truck Scale



FULL-SIZE TRUCK SCALE





DOWNTOWN TACOMA

PORT OF TACOMA

567 E  
18TH STREET



# LONG TERM TENANT - MACMILLAN-PIPER

Current lease to MacMillan-Piper commenced on February 1, 2020 and is set through January 31, 2030



MacMillan-Piper, a family-owned business based in the Pacific Northwest, is now offering transportation services nationwide and handling cargo from all over the globe. Their unwavering commitment to delivering better solutions to the industry is the driving force behind MacMillan-Piper's nationwide expansion.

MacMillan-Piper is unique in these efforts due to the range of cargo handling possibilities they offer their customers. They work with their customers to find innovative new ways to handle all types of cargo.

With over 50 years of experience in the transloading industry, MacMillan-Piper handles dozens of products and utilizes many specialized pieces of equipment that allow their customers flexible solutions.

## What is Transloading

- Transloading is the transfer of goods from one mode of transportation to another as they are being imported or exported in and out of the country, as well as domestic cargo. In general, unloading cargo from import containers and loading the cargo to trucks or rail cars for inland destinations. For export cargo, unloading cargo from trucks and rail cars and loading the cargo into ocean containers.

## Company Stats and Services

- MacMillan-Piper currently has 370,000 SF of warehouse space with 80 railcar spots and over 100 dock doors.
- Services provided by MacMillan-Piper include transloading, full truckloads, full container loads, intermodals, cross docking, warehousing and much more!







# 567 E

18TH STREET

TACOMA, WA

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