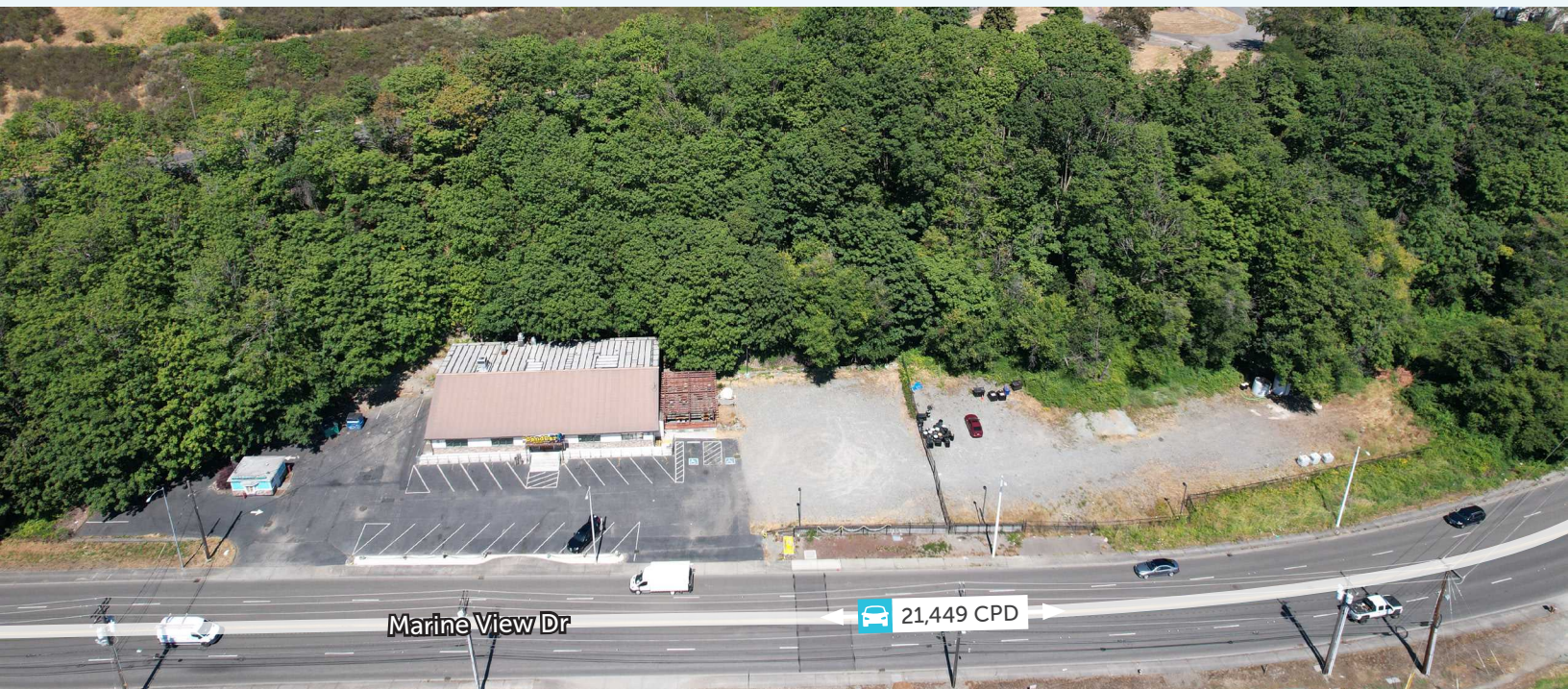


# 1941 MARINE VIEW DR

FOR SALE: \$3,000,000

TACOMA, WA 98516

## MULTI-TENANT INVESTMENT OPPORTUNITY ON INDUSTRIAL-ZONED LAND



### LEASE INFORMATION

Building Size	Land Area	Zoning	Asking Price
8,890 SF	3.84 AC (167,270 SF)	M2– Heavy Industrial	\$3,000,000

### PROPERTY FEATURES

- IOS opportunity with in-place income—prime for future value-add and strategically located near Port operations
- Three tenant income-generating property
- Fully leased with Total Gross Income of \$184,200/year
- Two tenants on NNN leases and one tenant paying rent + pro-rata utilities



**NICK RATZKE, SIOR**  
253.779.2414  
nratzke@neilwalter.com

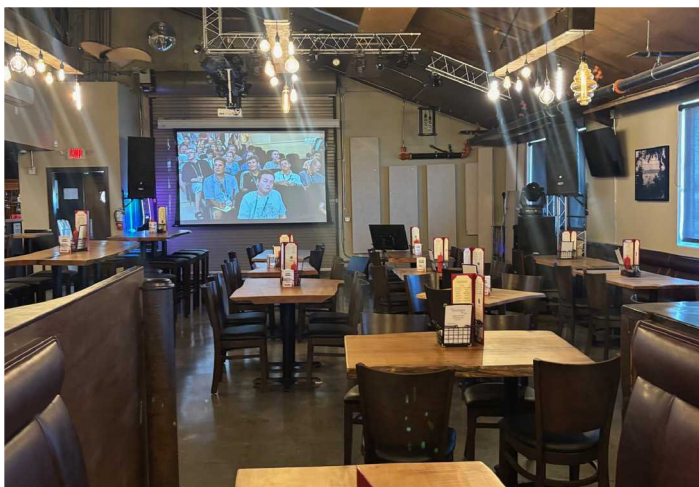
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