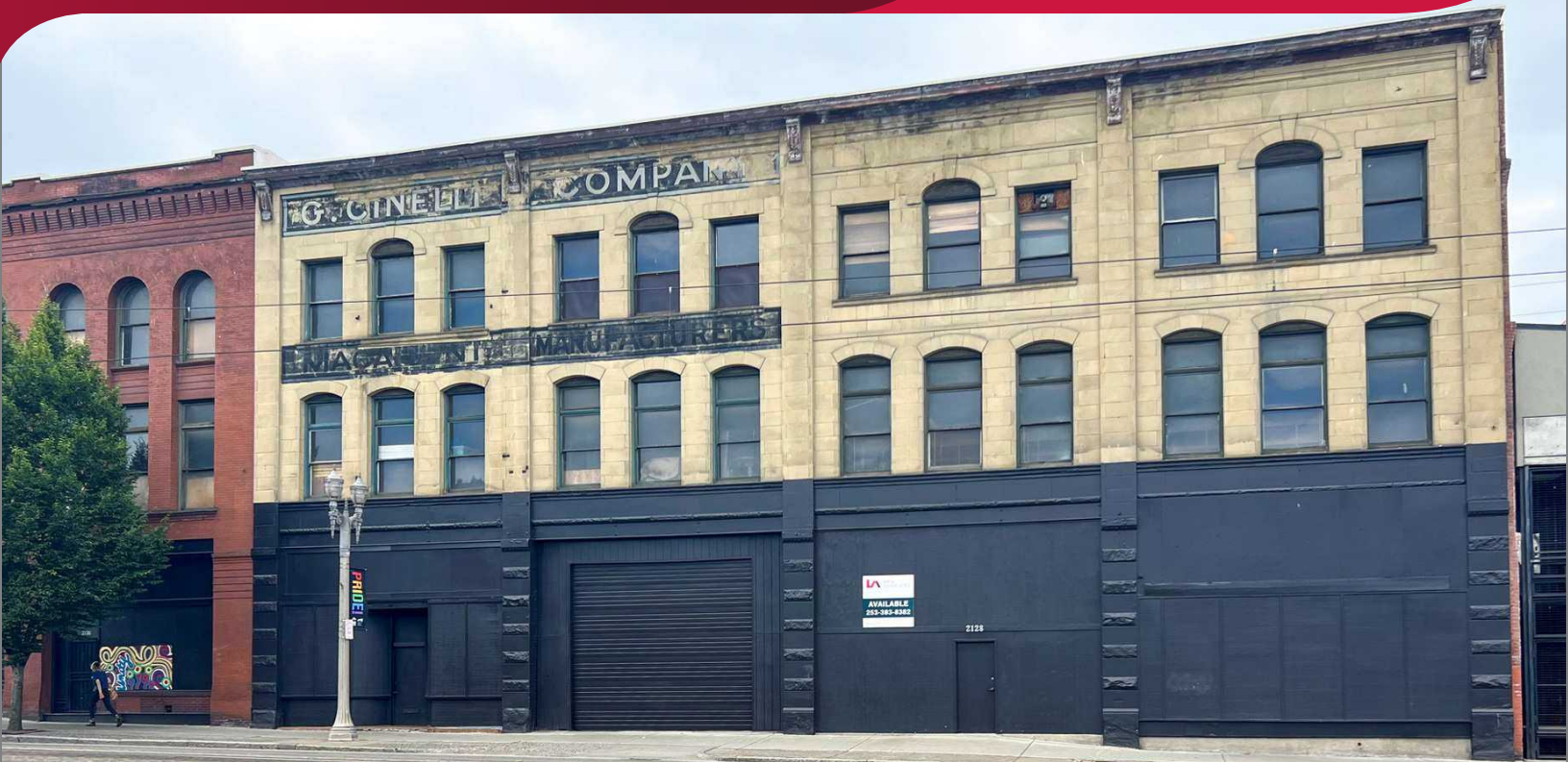


Industrial for Sale/Lease DOWNTOWN TACOMA INDUSTRIAL

2128 - 2134 Pacific Avenue, Tacoma, WA 98402



LISTING DATA

BUILDING SF:	36,000 SF
SALE PRICE	\$4,499,000
LEASABLE SF:	6,000 - 36,000 SF
LEASE RATE:	\$1.00 PSF, NNN
ZONING:	WR HIST - Warehouse/Residential & Historical

COMMENTS

Two connected buildings with 3 floors. Each floor offers 6,000 to 12,000 SF floor plates, featuring 12-17 foot ceilings. A mix of grade level and dock high doors with access to 1st and 2nd floors.

Situated in downtown Tacoma, adjacent to University of Washington and Brewery Blocks. Close proximity to freeways and an array of nearby amenities.



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,301	45,116	109,497
Total Population	11,586	104,301	262,103
Average HH Income	\$57,742	\$73,433	\$79,874

CONTACT

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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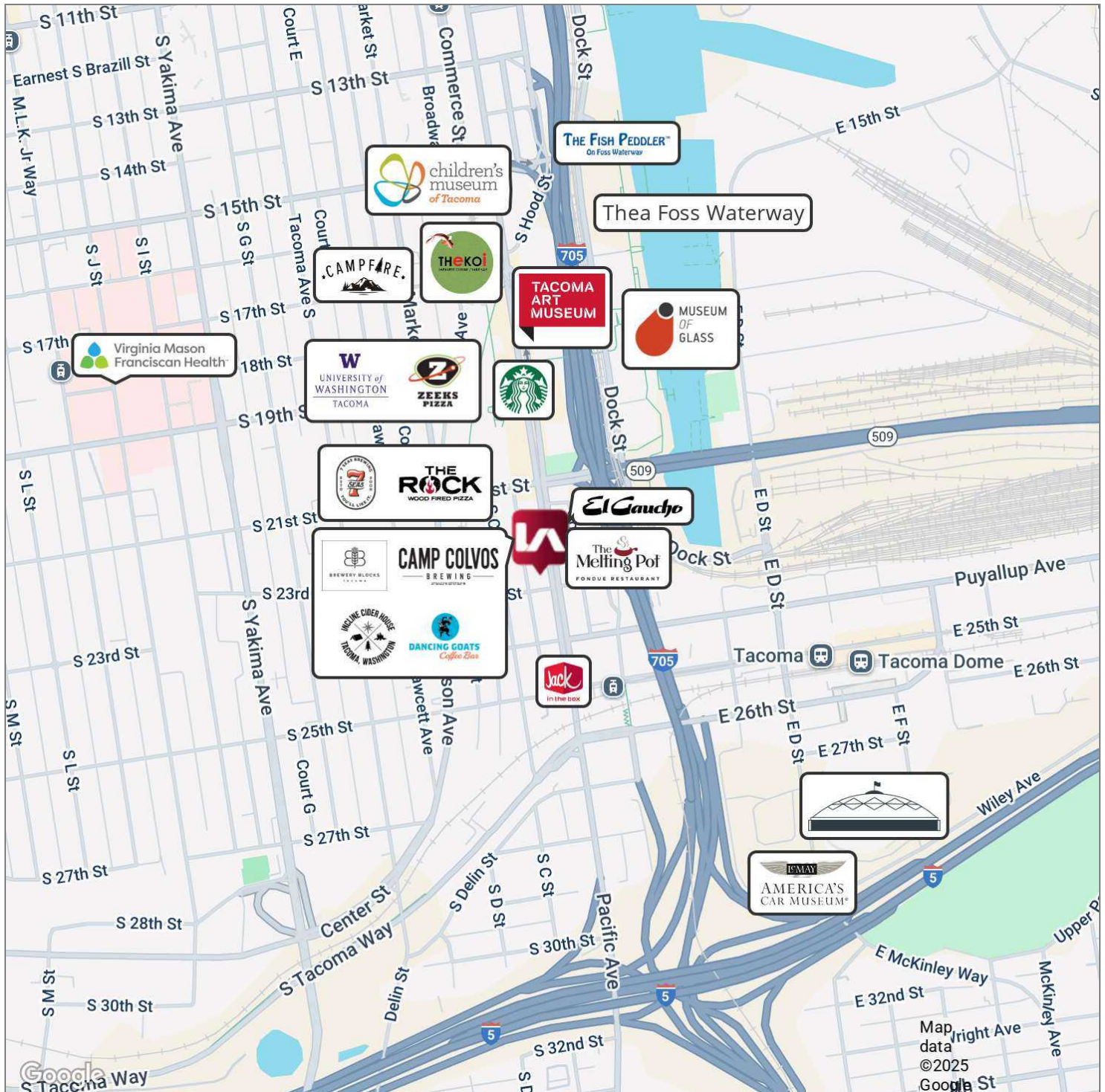
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