



# 1550 & 1590 THORNTON AVE

PACIFIC, WA 98047

*Rare IOS Owner-User or Investment Opportunity*

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3.02  
LOT AC

131,658  
LOT SF

\$6,950,000  
SALE PRICE



FOR SALE

## PROPERTY OVERVIEW

### BUILDINGS

- Bldg 1: 1,800 SF office
- Bldg 2: 1,250 SF office
- Bldg 3: 1,350 SF shed
- Bldg 4: 5,000 SF warehouse

### SECURED YARD

Fully fenced

### JURISDICTION

City of Pacific

### ZONING

Light Industrial - MICO  
↓ [Download Zoning Map](#)  
↓ [Download Zoning Table](#)

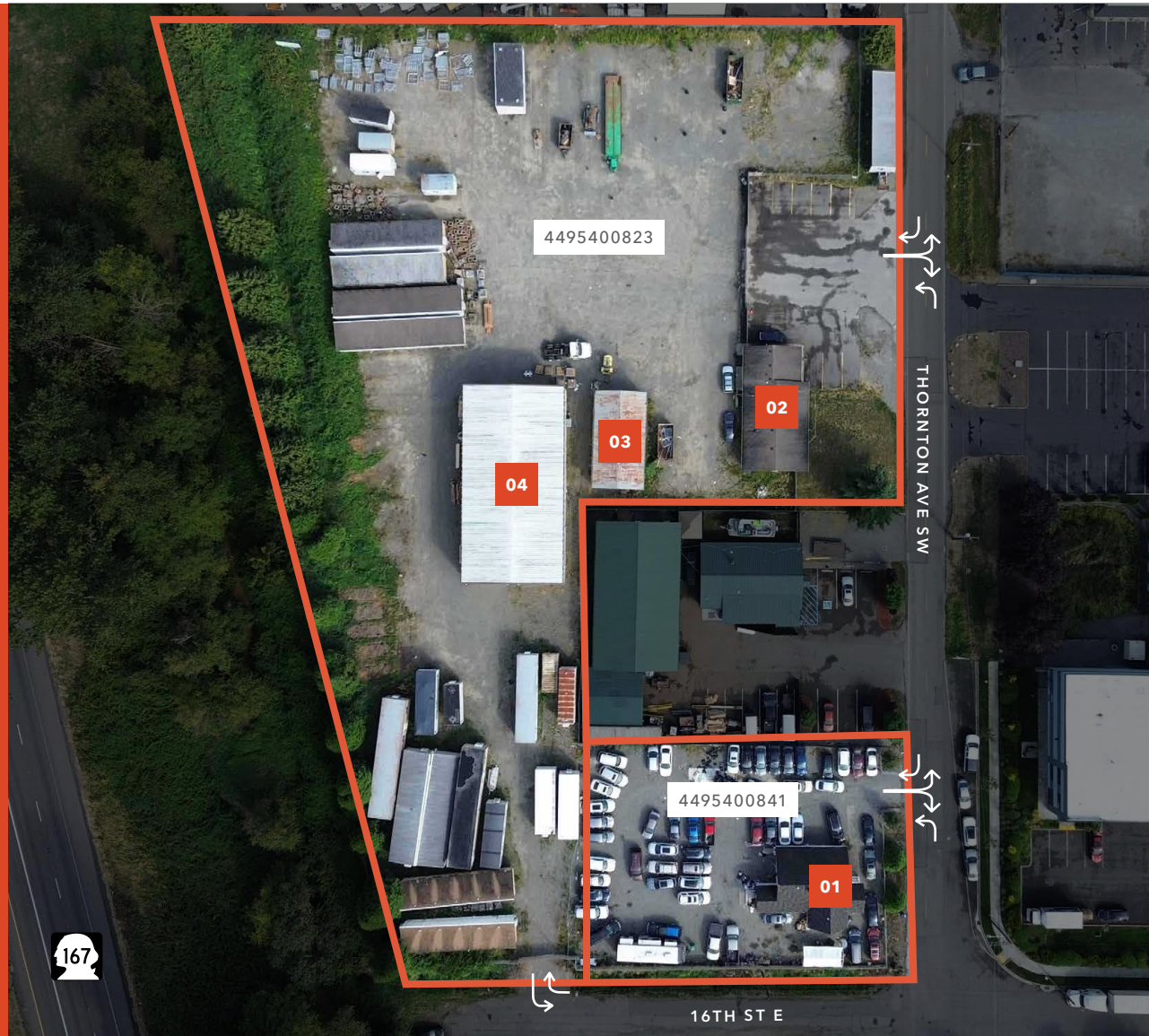
### PARCELS

4495400823, 4495400841

→ [VIEW PHOTOS](#)

**PLEASE DO NOT DISTURB TENANT.**

All tours must be approved by listing brokers.



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FOR SALE



**SR-167 N**  
2 Mins | 0.6 Miles



**SR-167 S**  
3 Mins | 0.7 Miles



**SUBJECT  
PROPERTY**



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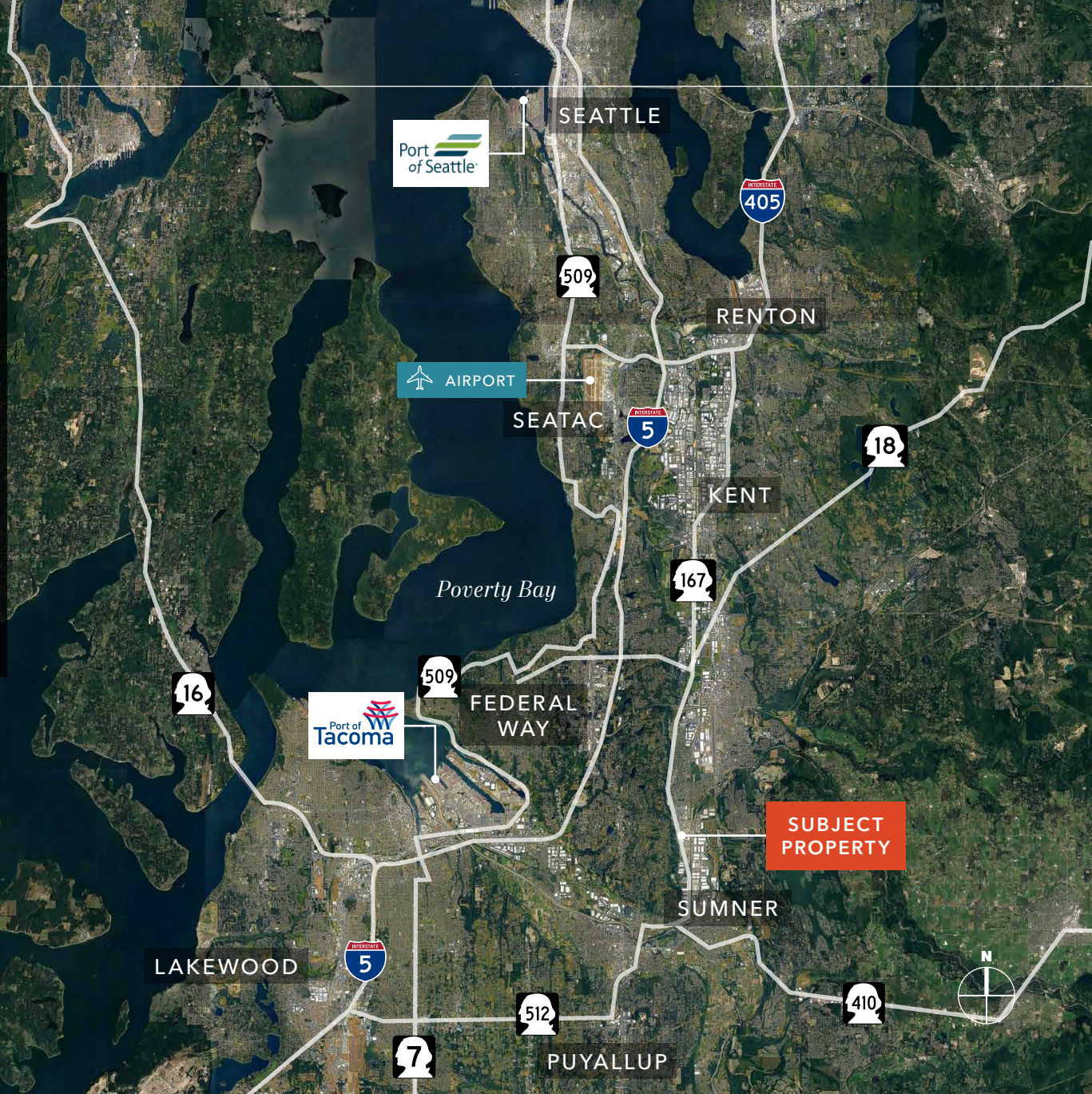




FOR SALE

## DRIVE TIME

SR-167	3 MINUTES
HWY 18	8 MINUTES
I-5	12 MINUTES
PORT OF TACOMA	24 MINUTES
SEATAC AIRPORT	28 MINUTES
PORT OF SEATTLE	48 MINUTES



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**km** Kidder  
Mathews



## IOS LEASE COMPARABLES

	Tenant	Landlord	Start Date	Bldg SF	Yard SF	Yard AC	Term Mos.	Yard Rate	Free Rent (Mos.)	Annual Rent Increases (%)
01	<b>SQUAN CONSTRUCTION</b> 26402 79th Ave S Kent, WA	Stockbridge	Jul-25	2,900	81,022	1.9	26	\$0.33	2	4.00%
02	<b>AVIS</b> 8249 5th Ave S Seattle, WA	Centerpoint	Apr-25	0	202,990	4.7	116	\$0.58	4	4.00%
03	<b>PALFINGER</b> 8810 S 208th St Kent, WA	LSR PROPERTIES INC	Feb-25	17,200	50,000	1.2		\$0.56	0	3.50%
04	<b>STG LOGISTICS</b> 1614 Lincoln Ave Tacoma, WA	CenterPoint	Jan-25	13,400	309,276	7.1	38	\$0.30	2	3.75%
05	<b>DRAIN-PRO, INC</b> 2415 Inter Ave - Building A Puyallup, WA	Hansen 2415 LLC	Jan-25	2,601	40,075	0.9	64	\$0.39	0	4.00%
06	<b>UTILITY TRAILER &amp; EQUIPMENT SALES</b> 904 W Main Auburn, WA	Fortress	Jan-25	26,300	261,360	6.0	24	\$0.41	3	4.00%
07	<b>KENAN ADVANTAGE GROUP</b> 805 140th Ave Ct E Sumner, WA	RealTerm	Dec-24	12,600	186,001	4.3	121	\$0.42	1	3.75%

## IOS SALE COMPARABLES

	Tenant	Buyer	Seller	Total AC	Total SF	Purchase Date	Purchase Price	Price PSF (Land)	Building SF
01	<b>GR AUTO</b> 1503 Thornton Ave SW Pacifc, WA	Steel Peak	Private	2.4	104,544	Aug-25	\$6,300,000.00	\$60.26	3,000
02	<b>ABF FREIGHT</b> 1955 Lincoln Ave Tacoma, WA	RealTerm	Darryl Mecham	2.4	102,802	May-25	\$6,690,000.00	\$65.08	9,700
03	<b>QUALITY CARRIERS</b> 19929 77th Ave S Kent, WA	RealTerm	Quality Carriers	5.4	234,290	May-25	\$12,500,000.00	\$53.35	13,890
04	<b>3037 CENTER STREET</b> Tacoma, WA	Altarra	Private	2.1	90,169	Apr-25	\$5,500,000.00	\$61.00	30,610
05	<b>FIELDS ROOFING</b> 25924 78th Ave S Kent, WA	Steel Peak	Private	2.8	121,968	Apr-25	\$5,650,000.00	\$46.32	8,160
06	<b>3513 142ND AVE E</b> Kent, WA	Costco	CenterPoint	9.7	422,532	Apr-25	\$35,000,000.00	\$82.83	0
07	<b>CLEAN HARBORS</b> 26330 79th Ave Kent, WA	RealTerm	Lift	2.9	125,017	Mar-25	\$8,721,525.00	\$69.76	12,876
08	<b>CLEAN HARBORS</b> 26330 79th Ave S Kent, WA	RealTerm	Lift	1.9	83,635	Mar-25	\$5,814,350.00	\$69.52	1,800
09	<b>POWER SCREEN</b> 7915 S 261st St Kent, WA	RealTerm	Lift	4.5	196,020	Mar-25	\$13,689,125.00	\$69.84	23,119
10	<b>5840 S 228TH ST</b> Kent, WA	Puget Sound Fire Authority	Kent 228 LLC	1.7	72,233	Dec-24	\$4,982,445.00	\$68.98	1,624
11	<b>615 S 96TH ST</b>	Zenith	Private	3.8	165,528	Oct-24	\$12,700,000.00	\$76.72	13,500

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