

**10,000 SF COLD STORAGE, WAREHOUSE AND OFFICES  
FOR SALE: \$2,900,000**



**2511 70TH AVE WEST  
TACOMA, WA 98466**

**LEASED INDUSTRIAL  
INVESTMENT SALE**

**CBRE**



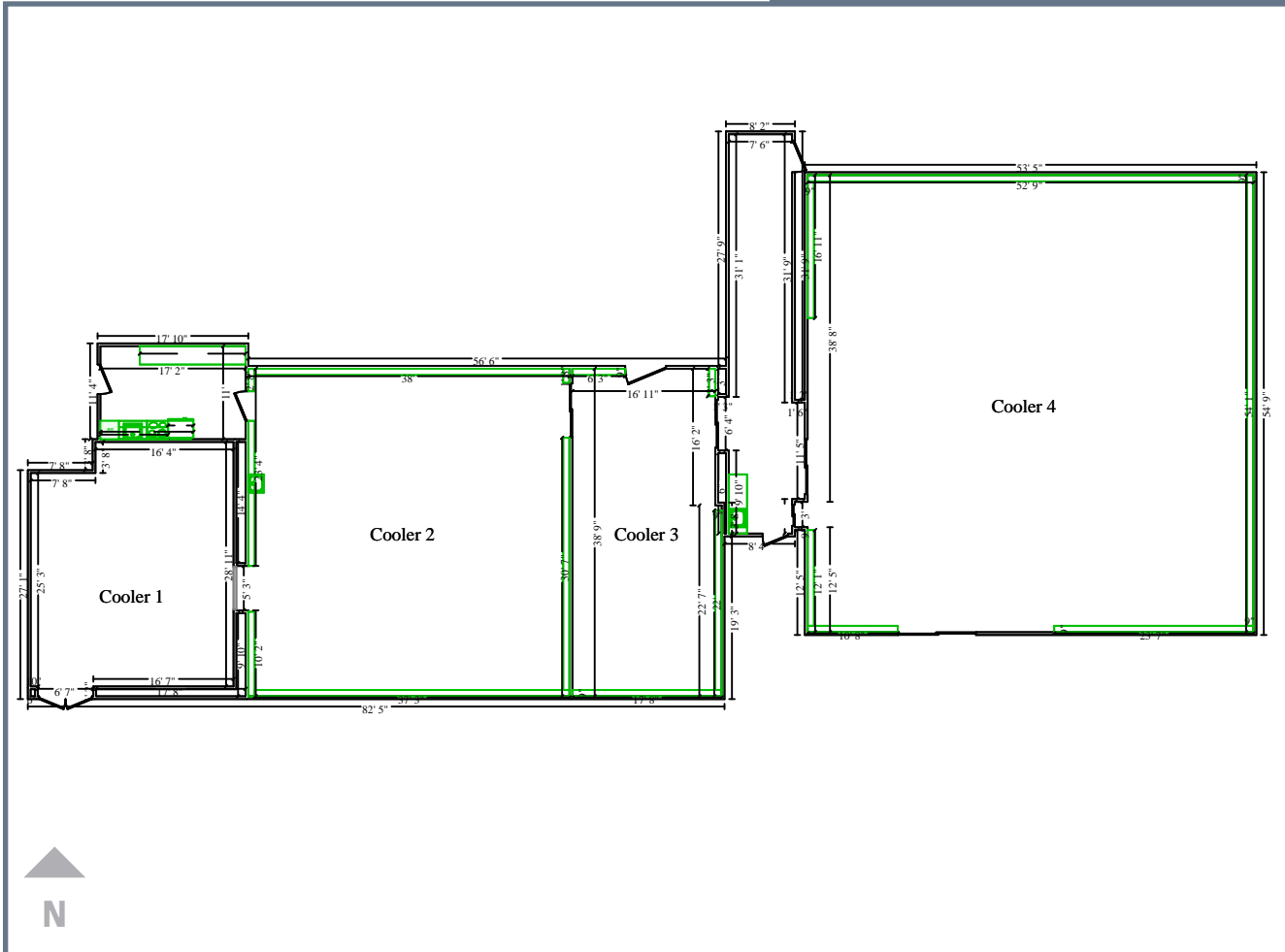
# LEASED INDUSTRIAL INVESTMENT SALE

## Executive Summary

2511 70TH AVE EAST IS A SINGLE-TENANT NET LEASED PROPERTY WITH TERM THROUGH APRIL 2029. THE PROPERTY OFFERS EXCEPTIONAL REGIONAL AND LOCAL ACCESS WITH AMPLE PARKING FOR VEHICLES AND TRUCKS. FULLY EQUIPPED WITH NEW COLD STORAGE SYSTEMS, THE PROPERTY IS WELL-SUITED FOR FOOD DISTRIBUTION. THE TENANT, EJ FOODS, HAS A LONG TRACK RECORD OF SUPPLYING AREA BUSINESS WITH A VARIETY OF PROTEINS. THE PROPERTY IS A FANTASTIC OPPORTUNITY TO ACQUIRE A HIGHLY-FUNCTIONAL FACILITY WITH RELIABLE INCOME IN-PLACE.

# BUILDING DETAILS

## SITE PLAN



## BUILDING STATS

10,000 SF of Warehouse,  
Cold Storage and Office

4 Dock High Doors with  
Mechanical pit levelers

Concrete Apron

1 Acre Site

Fully Fenced

IB Zoning

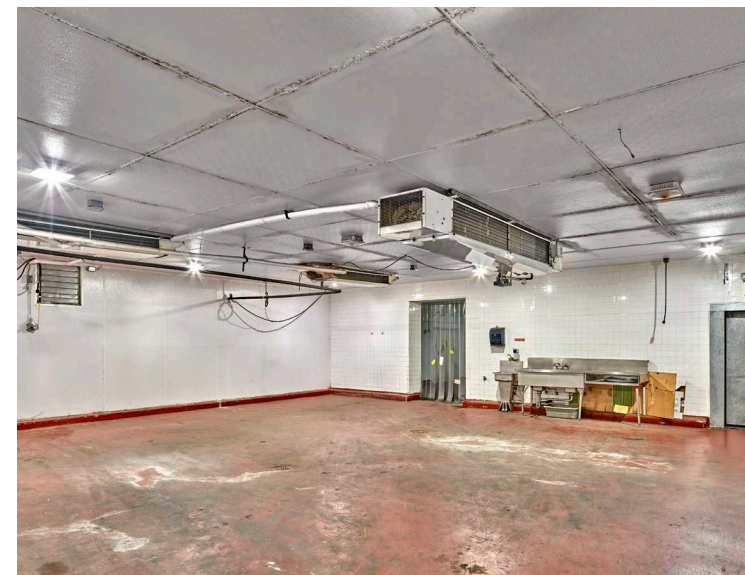
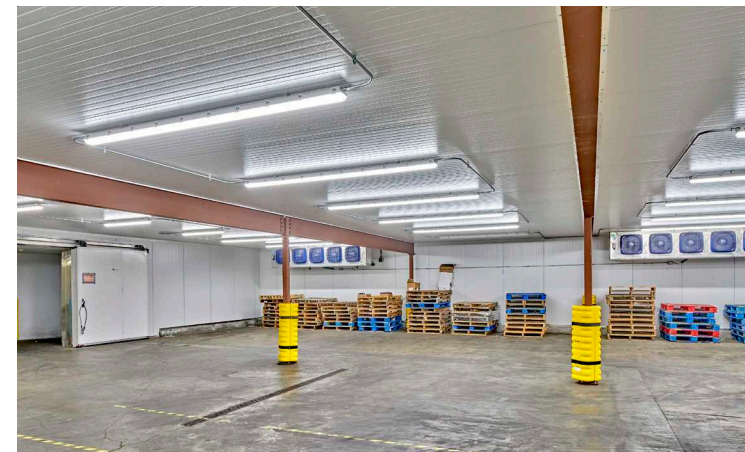
# LEASE STATS

NNN Lease Originally Commenced May 15, 2019

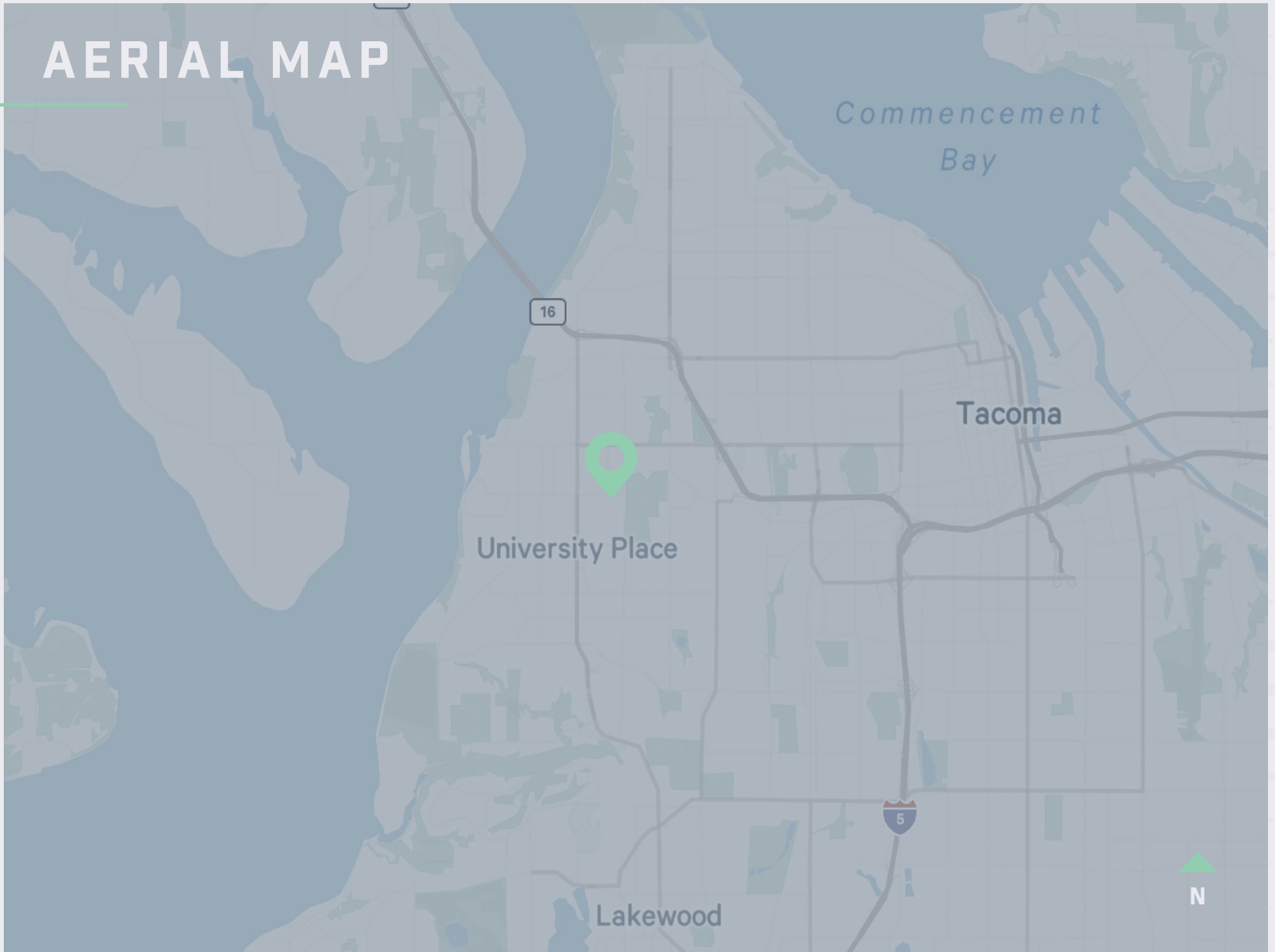
## Current Rent Schedule

| MONTHS                             | RATE        |
|------------------------------------|-------------|
| May 1, 2024 through April 30, 2025 | \$16,000.00 |
| May 1, 2025 through April 30, 2026 | \$16,320.00 |
| May 1, 2026 through April 30, 2027 | \$16,646.00 |
| May 1, 2027 through April 30, 2028 | \$16,979.00 |
| May 1, 2028 through April 30, 2029 | \$17,318.00 |

One 5-Year Renewal Option at Fair Market Value



# AERIAL MAP



Commencement Bay

16

Tacoma

University Place

5

Lakewood

N



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TACOMA, WA 98466

Offers Reviewed on Receipt

# LEASED INDUSTRIAL INVESTMENT SALE

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**CBRE**

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