



FOR SALE

LAKEWOOD IOS GEM

*Rare Warehouse with Yard
& I-5 Frontage*

 [VIEW PROPERTY PHOTOS & VIDEO](#)

10807 PACIFIC HWY SW, LAKEWOOD, WA 98499

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PROPERTY OVERVIEW

LAND AC	2.38 AC
LAND SF	103,673 SF
SHELL SF	20,255 SF
OFFICE SF	1,800 SF
CLEAR HEIGHT	24'
EXCESS YARD AC	±1.2 AC
EXCESS YARD SF	±52,500 SF
PRICING	\$6,500,000
GRADE DOORS	Five (5) 12'x14' doors
FEATURES	<ul style="list-style-type: none">• Bonus: 1,800 SF mezzanine• Fully fenced and lit• Immediate access to I-5 and SR-512• On-site truck scale
ZONING	TOC - Transit Oriented Commercial
ZONING MUNICIPALITY	City of Lakewood → ZONING MAP → ZONING USE

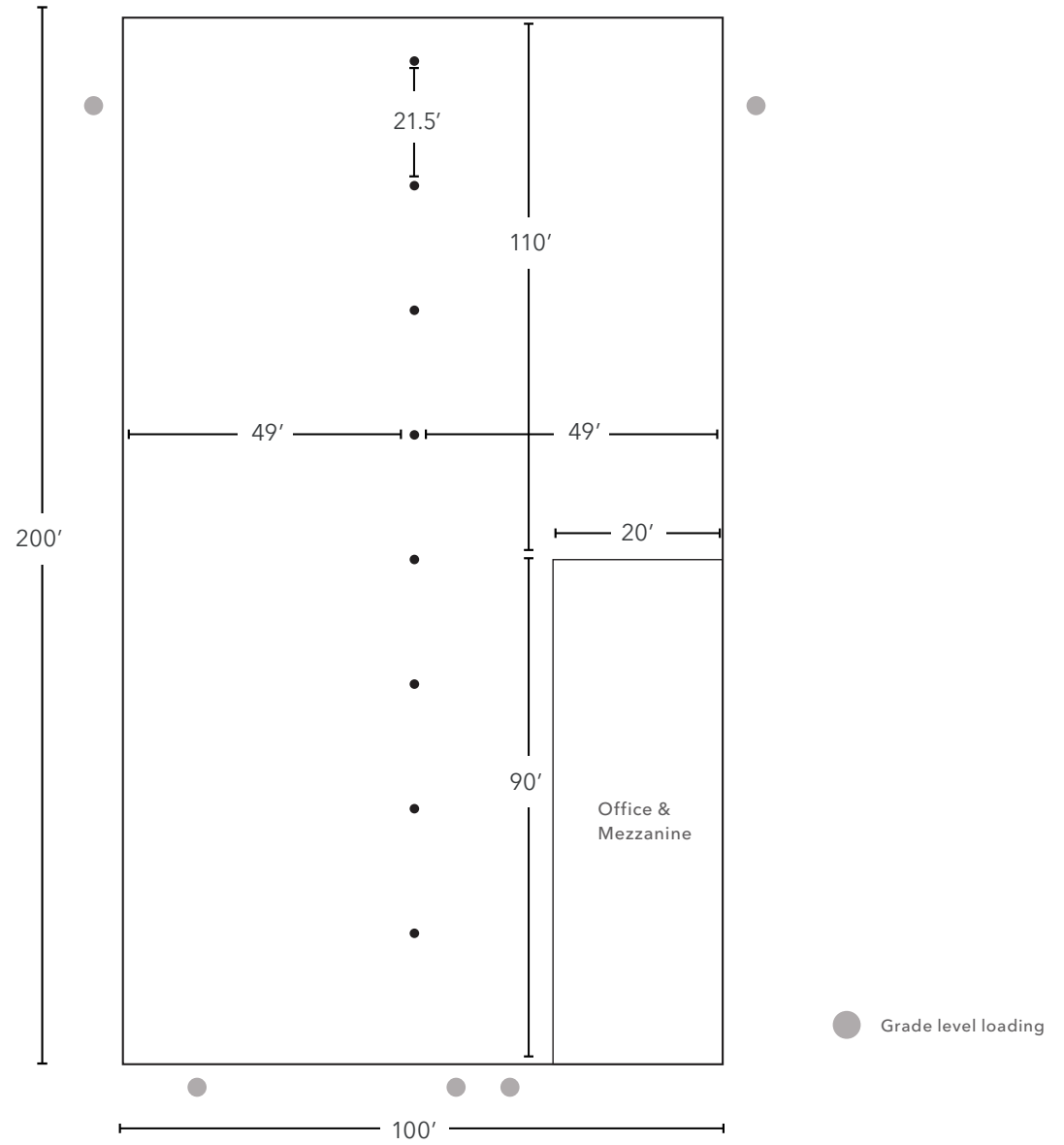
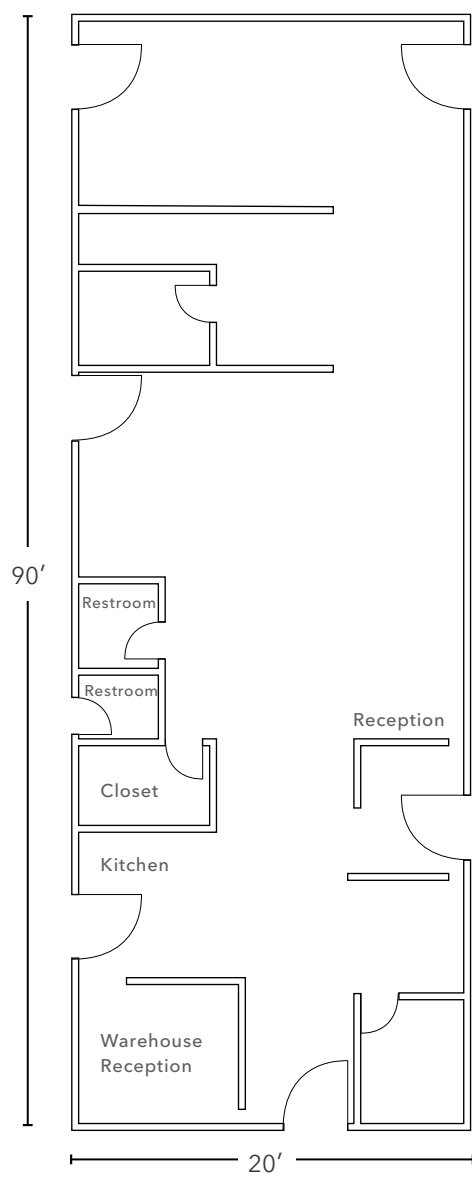
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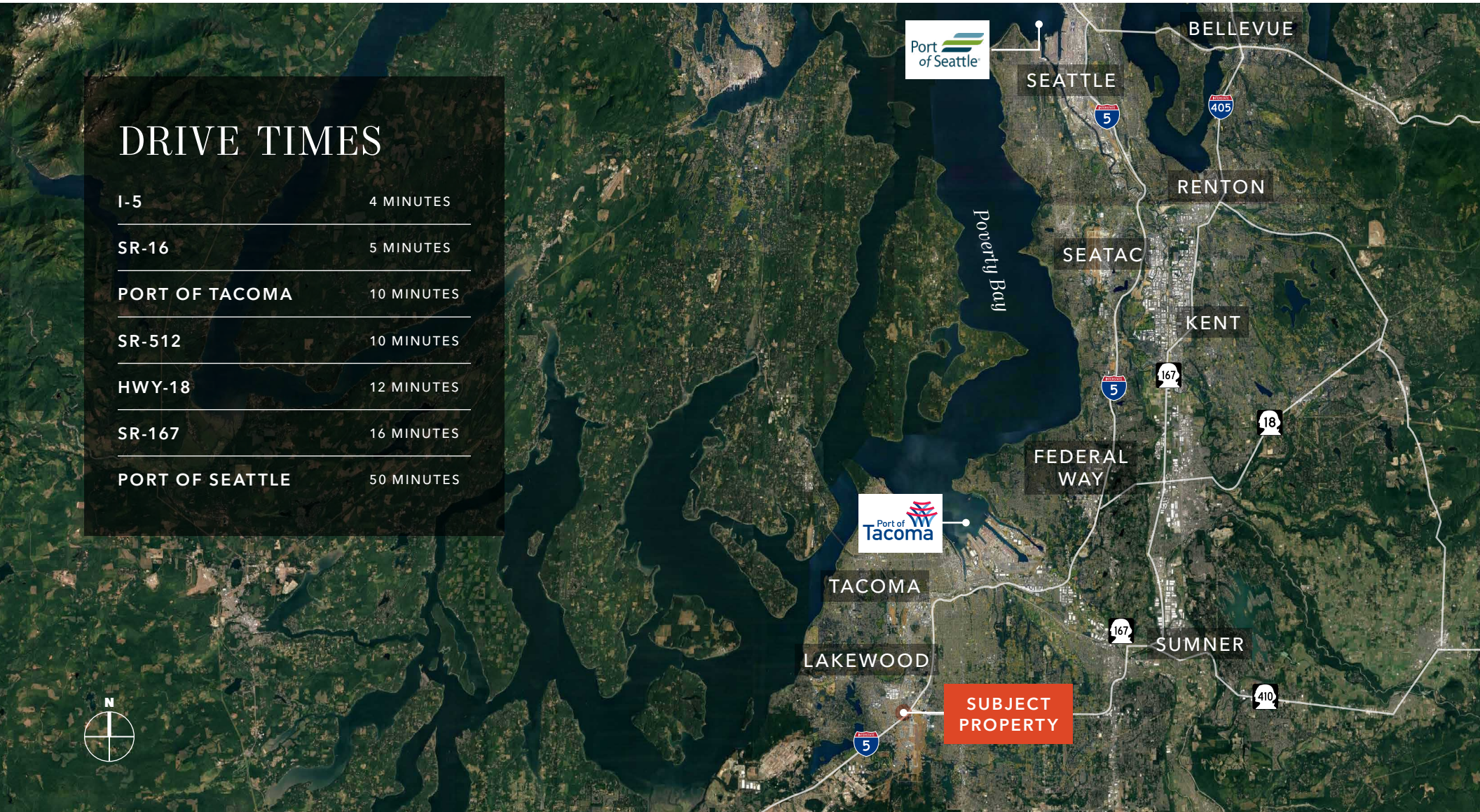
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DRIVE TIMES

I-5	4 MINUTES
SR-16	5 MINUTES
PORT OF TACOMA	10 MINUTES
SR-512	10 MINUTES
HWY-18	12 MINUTES
SR-167	16 MINUTES
PORT OF SEATTLE	50 MINUTES



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