

SR 167 SALES & SERVICE FACILITY - FOR SALE

1512 THORNTON AVE SW, PACIFIC, WA 98047



Total Land Area:	2.12 Acres
Total Shop SF:	7,200 SF
Total Office SF:	1,152 SF
Total Covered Storage:	2,700 SF
Service Bays:	6
Clear Height:	15' - 20''

Justin Froelich
Associate Vice President
D 253.238.0047
jfroelich@lee-associates.com

Vanessa Herzog, SIOR, CCIM
Principal
D 253.444.3020
vherzog@lee-associates.com

SR 167 SALES & SERVICE FACILITY - FOR SALE

1512 THORNTON AVE SW, PACIFIC, WA 98047



SR 167 SALES & SERVICE FACILITY - FOR SALE

1512 THORNTON AVE SW, PACIFIC, WA 98047

PROPERTY DETAILS

SHOP

- f Bldg 1: ±7,200 SF metal shop building
 - f Clear Height: 15' at eve, 20' center
 - f Bay Doors: 6 at 14'6" x 14' each
 - f Shop Power: 220 single phase, 3 phase converter

OFFICE

- f Bldg 2: ±1,152 SF standalone office building
 - f Privates: 3
 - f Lobby
 - f Kitchen
 - f Restroom

AUXILIARY STORAGE

- f Bldg 3: ±1,800 SF covered storage
 - f 15' Clear Height
 - f 30' x 60'
- f Bldg 4: ±900 SF covered storage
 - f 15' Clear Height
 - f 18' x 50'



SITE FEATURES

- f **Improved yard with underground storm water infrastructure in place - avoid 18 months of entitlement and permitting risk and construction time**
- f Fully fenced/gated/lit industrial yard designed for fleet and outdoor storage use
- f Combination of paved and gravel yard surfaces
- f Subsurface improvements include 6-10+ feet of hard rock fill beneath gravel areas
- f Approximately 255 linear feet of frontage along SR-167
- f Two on-site, fully owned billboard

WASH BAY & FLUID SYSTEMS

- f 1,200-gallon fully contained fuel tank
- f 600-gallon fully contained waste oil tank
- f 300-gallon fully contained new oil tank
- f 300-gallon fully contained hydraulic fluid tank
- f All fluids plumbed into the shop via air compressor system

SR 167 SALES & SERVICE FACILITY - FOR SALE

1512 THORNTON AVE SW, PACIFIC, WA 98047

REPLACEMENT COST ANALYSIS

Summary: Total Hard Costs: \$3,292,185 Total Soft Costs: Not included



PROJECT : Puget Sound Truck Sales
LOCATION: 1512 Thornton Ave, Pacific Wa
DATE: 3/10/2026

ITEM	SUB/SUPPLIER	ESTIMATE	COMMENTS
GENERAL CONDITIONS & SUPERVISION	EST	269,330	
SURVEYING	EST	45,000	
FRONTAGE ALONG THORNTON AVE	NONE SHOWN	0	NO WORK IDENTIFIED ALONG THE ROW
ON - SITE WORK:			
EARTHWORK:			
MOBILIZATION & EROSION CONTROL	EST	64,666	
TESC MAINTENANCE	EST	5,000	
CLEAR & GRUB	EST	103,760	
EXCAVATION & GRADING	EST	54,100	
IMPORT STRUCTURAL FILL	EST	60,289	RAISE WEST END OF SITE 2FT ON AVERAGE
UTILITIES:			
DRY UTILITY PROVISIONS	EST	5,000	PSE CONDUITS AND TRENCHING
STORM DRAINAGE	EST	98,108	
OIL WATER SEPERATOR	EST	93,816	
SEWER	EST	40,612	SEWER FOR SHOP & OFFICE W/40" MH
FIRE HYDRANT - THORNTON AVE	EST	32,117	
DOM. WATER SERVICE	EST	8,163	
ASPHALT PAVING	EST	116,871	
CONCRETE PAVING	EST	20,800	
CRUSHED SURFACING	EST	87,705	GRAVEL PARKING AREAS
STRIPING	EST	1,500	
EXTRUDED CURBS	EST	16,500	
SIDEWALKS	EST	4,500	
DRIVEWAY APPROACHES	EST	3,500	
FENCING	EST	19,877	
LANDSCAPING/IRRIGATION	EST	15,000	
FLAG POLES	EST	9,575	2 LOCATIONS
MONUMENT SIGNS	EST	30,000	2 LOCATIONS
SITE LIGHTING	EST	105,000	14 POLE LIGHTS
BUILDINGS			
OFFICE	EST	332,525	
SHOP	EST	1,266,888	
RV COVER	EST	40,775	
NE COVER	EST	11,650	
A & E FEES	SUB TOTAL	2,962,627	
BLDG PERMIT FEES	NIC		
CITY INSPECTION FEES	NIC		
FEDERAL GOVERNMENT TARRIFS	NIC		
COST OF DOE PERMITS AND FEES	NIC		
LANDSCAPE BOND	NIC		
UTILITY BONDS & PERMITS	NIC		
WATER & SEWER DEVELOPMENT FEES	NIC		
POWER CO CHARGES	NIC		
PHONE CO CHARGES	NIC		
GAS CO CHARGES	NIC		
SOILS TESTING	BY OWNER		
TESTING LAB & INSPECTION FEES	BY OWNER		
CONTRACTOR PERFORMANCE BOND	NOT INCLUDED		
BLDRS RISK INS.	EXCLUDED		
GEN INS. - 0.5%		14,813	
B & O TAX - 0.5%	SUB TOTAL	2,977,440	
OVERHEAD & PROFIT	10.00%	17,001	
		297,744	
TOTAL		3,292,185	+WSST

This property is uniquely positioned for a sales and service user looking to establish a presence in the South Puget Sound industrial market. The site includes a 6-bay shop built to service large trucks and a fully improved, business-ready yard.

The existing stormwater system, located beneath the parking surface with catch basins throughout, allows for a near 100% usable yard – a major advantage over typical gravel sites. Additionally, the current site development predates the Milwaukee Ditch setback requirements, allowing for improved site utilization that would be difficult to replicate under current regulations.

To demonstrate the value of these improvements, we have included a replacement cost analysis outlining the estimated cost to recreate the existing site and building improvements. This underscores the significant cost, time, and entitlement required to develop a comparable property from the ground up.

Replacement costs disclaimer

Poe Construction has provided this cost estimate based on existing plans and permits for the subject property, along with current market conditions and assumptions. This estimate reflects a real-time pricing opinion for the cost to recreate the existing site and building improvements. It is not intended to be an estimate of the cost of redeveloping the property for a different use or in a different building configuration. It is intended as informational only to reflect the replacement cost for the improvements in their current configuration. In the context of redevelopment/change of use, pricing is subject to numerous factors, including without limitation, final design, engineering, permitting requirements, site conditions, and market conditions. Soft costs, including but not limited to design, engineering, permitting, utility connection fees, and other development-related expenses, are not included. Buyers are advised to conduct their own due diligence and obtain independent construction pricing.

SR 167 SALES & SERVICE FACILITY - FOR SALE

1512 THORNTON AVE SW, PACIFIC, WA 98047

SALES COMPARABLES

Market Unimproved Land Values: \$50 - \$65 PSF

Estimated Improvement Value: \$32 PSF (Hard cost only)

Supported Value: \$82 - \$97 PSF (land price)

Subject Property: \$93.70 PSF (improved site with existing shop and offices)

Subject property is not comparable to Raw or Partially improved sites

PROPERTY	SALE DATE	TOTAL BUILDING SF	LAND AC	COVERAGE RATIO	ZONING	STORM WATER	SURFACE CONDITION	FENCED GATED LIT	SALE PRICE	PRICE PER LAND SF	COMMENTS
SUBJECT PROPERTY 1512 Thornton Ave SW Pacific, WA	TBD	11,052	2.12	11.97%	Industrial	Existing Underground System	Paved & Gravel	Fenced/ Gated/Lit	\$8,650,000	\$93.70	Premium Sales & Service facility with SR-167 frontage. 100% usable site with full improvements, immediate occupancy and business readiness.
3407 142nd Ave E Sumner, WA	Apr-25	13,285	9.64	3.17%	Industrial	Existing	Paved	Fenced/ Gated/Lit	\$34,898,045	\$83.10	Owner User Purchase (Costco) for their own truck lot.
1503 Thornton Ave SW Pacific, WA	Aug-25	3,000	2.40	2.87%	Industrial	Not Visible	Gravel	Fenced/ Gated	\$6,250,000	\$59.80	Investor Purchase. Site vacant at time of purchase. Gravel surface, with small amount of asphalt around exiting small metal building. Visible standing water on site. No stormwater system visible.
5850 S 228th St Kent, WA	Dec-24	5,724	2.00	6.57%	Industrial		Gravel	Fenced/ Gated	\$5,662,670	\$65.00	Owner User Purchase. Gravel site, subject to standing water. No stormwater system visible.
7800 S 206th Kent, WA	Dec-25	20,629	4.54	10.43%	Industrial		Paved	Fenced/ Gated	\$11,600,000	\$58.70	Investor Purchase. Property vacant. Contaminated site affecting area holding the main water line to the City of Kent along the east property line. Had an NFA with covenant to title. Asphalted site, no stormwater system visible.
25924 78th Ave S Kent, WA	Apr-25	8,160	2.84	6.59%	Industrial		Paved & Gravel	Fenced/ Gated/Lit	\$5,650,000	\$45.70	Subject to flooding. Investor Purchase. Green river frontage, irregular shaped site. Last flood December 2025.

SR 167 SALES & SERVICE FACILITY - FOR SALE

1512 THORNTON AVE SW, PACIFIC, WA 98047

REGIONAL TRANSPORTATION



SR - 167	2 MINUTES
HWY 18	7 MINUTES
I-5	12 MINUTES
PORT OF TACOMA	22 MINUTES
SEATAC AIRPORT	25 MINUTES
PORT OF SEATTLE	45 MINUTES