

FOR SALE

RAINSTATE BUILDING

*19,853 SF Small Bay Multi-tenant
Industrial Building*

\$2,595,000
SALE PRICE

5212 S WASHINGTON ST, TACOMA, WA 98409

→ [VIEW PHOTOS](#)



SUBJECT
PROPERTY

km Kidder
Mathews

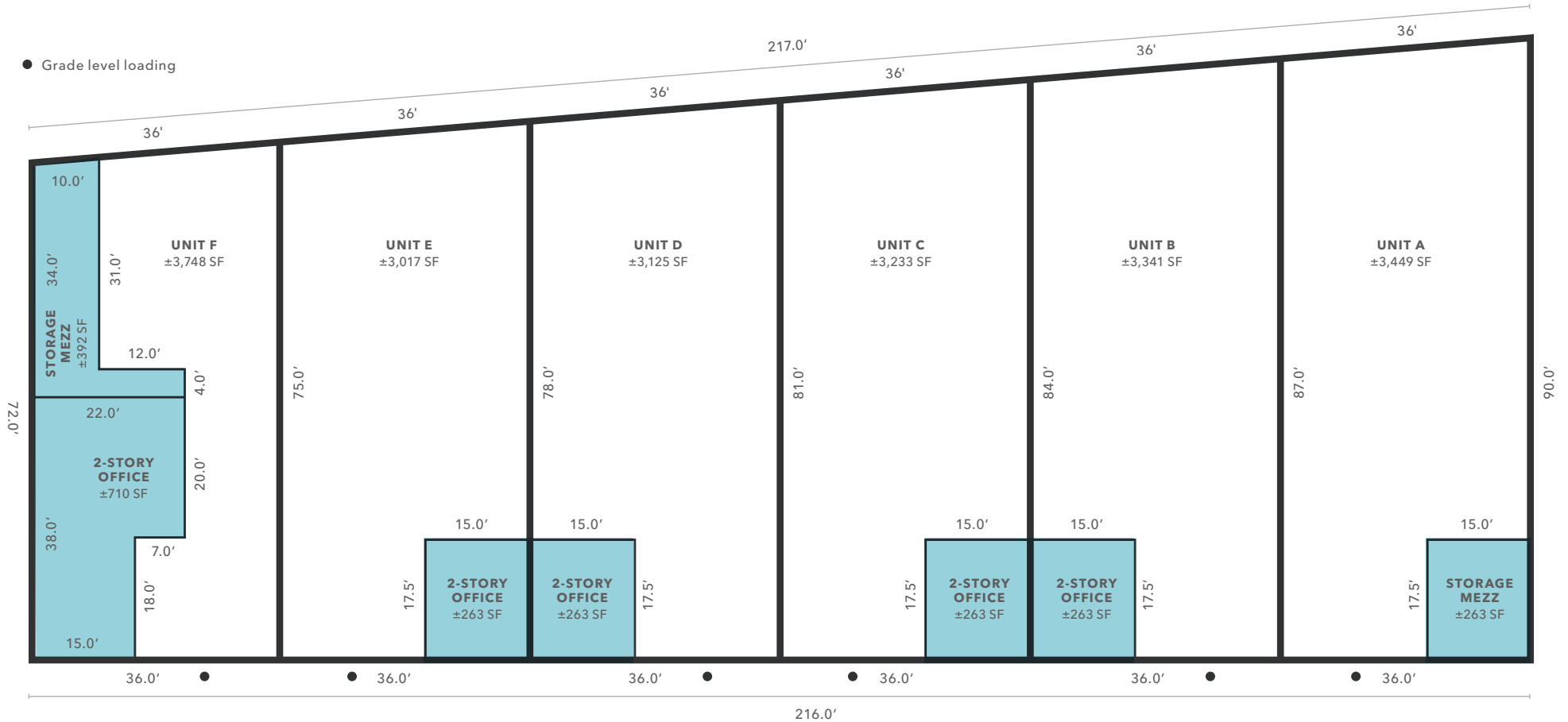
PROPERTY OVERVIEW

| | |
|---------------|--|
| BUILDING SIZE | ±19,853 SF Small Bay Multi-tenant |
| LAND | 0.67 AC |
| % LEASED | 81.12% |
| TRUCK ACCESS | Six (6) 12x14' Grade-Level Doors |
| CLEAR HEIGHT | 20' |
| JURISDICTION | City of Tacoma |
| ZONE | CIX-STGPD VIEW ZONING MAP |



SUITE AVAILABILITY

| Suite | Tenant | Shell | 1st Floor Office | Office Mezzanine | Storage Mezzanine | Total |
|---------|------------------------|-------|------------------|------------------|-------------------|-------|
| Suite A | Idea Deal Services | 3,186 | ±263 | - | ±263 | 3,449 |
| Suite B | Bare Ornamental Iron | 3,341 | ±263 | ±263 | - | 3,341 |
| Suite C | Shining Auto Detailing | 2,970 | ±263 | ±263 | - | 3,233 |
| Suite D | Seven Swords Academy | 2,862 | ±263 | ±263 | - | 3,125 |
| Suite E | Just Average Goods | 2,754 | ±263 | ±263 | - | 3,017 |
| Suite F | Vacant | 2,646 | ±1,102 | ±710 | ±392 | 3,748 |



RENT ROLL

| Tenant Name | Suite # | SF | Lease Expiration | Current Base Rent | Base Rent PSF | Annual Base Rent | NNN (Actual) | Adjusted Base Rent Annual (NOI) |
|-----------------------------|---------|---------------|------------------|--------------------|---------------|---------------------|----------------------------------|---------------------------------|
| IDEN DEALER SERVICES LLC | A | 3,449 | MTM | \$2,800.00 | \$0.81 | \$33,600.00 | \$8,148.39 | (\$353.89) |
| BARE ORNAMENTAL IRON LLC | B | 3,341 | MTM | \$2,600.00 | \$0.78 | \$31,200.00 | \$7,893.23 | \$29,008.99 |
| SHINING AUTO DETAILING INC. | C | 3,233 | 12/31/2026 | \$3,650.00 | \$1.13 | \$43,800.00 | \$7,638.08 | \$41,685.86 |
| SEVEN SWORDS ACADEMY LLC | D | 3,125 | MTM | \$2,500.00 | \$0.80 | \$30,000.00 | \$7,382.93 | \$25,057.74 |
| JUST AVERAGE GOODS | E | 3,017 | MTM | \$2,400.00 | \$0.80 | \$28,800.00 | \$7,127.77 | \$26,839.62 |
| VACANT | F | 3,748 | N/A | \$- | \$- | \$- | \$8,854.79 | (\$1,883.50) |
| | | 19,913 | | \$13,950.00 | \$0.70 | \$167,400.00 | \$47,045.19 | \$120,354.81 |
| | | | | | | | PURCHASE PRICE | \$2,595,000.00 |
| | | | | | | | CAP RATE @ PURCHASE PRICE | 4.64% |

PROFORMA RENT ROLL

| Suite # | SF | Base Rent PSF | Base Rent | Annual Base Rent | NNN (Actual) | NNN Recapture (Annual) | Adjusted Base Rent Annual (NOI) | |
|---------|-------|---------------|--------------------|---------------------|--------------------|------------------------|---------------------------------|-----------------------|
| A | 3,449 | \$1.25 | \$4,311.25 | \$51,735.00 | \$8,173.01 | \$8,173.01 | \$51,735.00 | |
| B | 3,341 | \$1.25 | \$4,176.25 | \$50,115.00 | \$7,774.91 | \$7,774.91 | \$50,115.00 | |
| C | 3,233 | \$1.25 | \$4,041.25 | \$48,495.00 | \$7,661.16 | \$7,661.16 | \$48,495.00 | |
| D | 3,125 | \$1.25 | \$3,906.25 | \$46,875.00 | \$7,405.24 | \$7,405.24 | \$46,875.00 | |
| E | 3,017 | \$1.25 | \$3,771.25 | \$45,255.00 | \$7,149.31 | \$7,149.31 | \$45,255.00 | |
| F | 3,748 | \$1.25 | \$4,685.00 | \$56,220.00 | \$8,881.55 | \$8,881.55 | \$56,220.00 | |
| | | 19,913 | \$24,891.25 | \$298,695.00 | \$47,045.19 | \$47,045.19 | \$298,695.00 | |
| | | | | | | | PURCHASE PRICE | \$2,595,000.00 |
| | | | | | | | CAPITAL IMPROVEMENTS | \$886,565.00 |
| | | | | | | | TOTAL ACQUISITION COST | \$3,481,565.00 |
| | | | | | | | CAP RATE @ TOTAL BASIS | 8.58% |

CAPITAL IMPROVEMENTS BUDGET

| | Cost | \$/PSF |
|--------------------------|---------------------|----------------|
| ROOF REPLACEMENT | \$391,565.00 | \$19.66 |
| GENERAL BUILDING REPAIRS | \$400,000.00 | \$20.09 |
| LEASING COSTS | \$95,000.00 | \$4.77 |
| | \$886,565.00 | \$44.52 |

RAINSTATE BUILDING | 5212 S WASHINGTON ST

1.2 MI — 4 MINS

TO I-5

8 MI — 16 MINS

TO PORT OF TACOMA

4.9 MI — 8 MINS

TO HWY 512

12.9 MI — 16 MINS

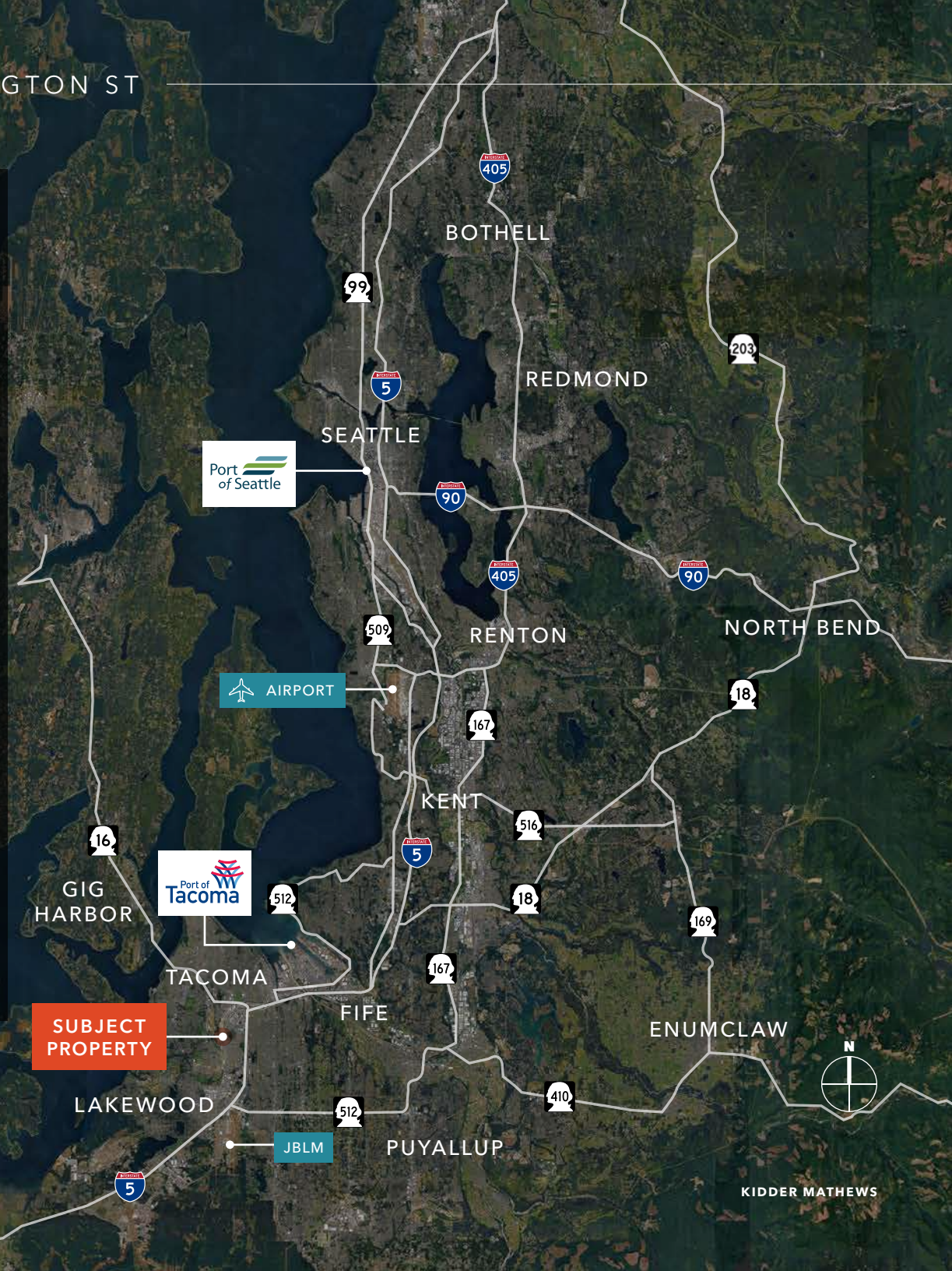
TO HWY 18

23.9 MI — 30 MINS

TO SEATAC

37.9 MI — 45 MINS

TO PORT OF SEATTLE



RAINSTATE BUILDING | 5212 S WASHINGTON ST

The Rainstate Building presents a rare opportunity to acquire a well-positioned small bay industrial asset in the heart of Tacoma's established industrial corridor. With five existing tenants and a clear path to significantly increased income through traditional value-add practices, this 19,853 SF building offers both immediate cash flow and strong value-add upside.

The property's 12 x 14 grade-level doors, 20-foot clear heights, and flexible multi-tenant layout make it ideally suited for a diverse range of light industrial and service users. Strategically located just minutes from I-5, Highway 16, and the Port of Tacoma, the Rainstate Building provides tenants with unmatched regional connectivity throughout the Puget Sound.





RAINSTATE BUILDING | 5212 S WASHINGTON ST

*For more information on
this property, please contact*

MATT MCLENNAN, SIOR, CCIM
Executive Vice President
253.722.1458
matt.mclennan@kiddr.com

KIDDER.COM

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