

STEELE STREET DEVELOPMENT YARD

2108 102ND ST S, TACOMA

3 Acres Usable SF | 5.4 Acres Total Site

With Permitted Plans for 7,800 SF Building

- + \$1,960,000 (\$15.00 PSF Usable)
- + Direct Access to I-5 & Hwy 512
- + Gravel Yard + Secured Fencing
- + Permitted For - 8 Service Bays | 1,192 SF Office | Mezzanine Storage

NEWMARK

EXCLUSIVELY LISTED BY:

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PROPERTY DETAILS

ADDRESS	2108 102nd St. S., Tacoma, WA
COUNTY / SUBMARKET	Pierce County / Spanaway
TOTAL SITE AREA	5.4 Acres (±235,204 SF)
USABLE AREA	3.0 Acres (±130,680 SF)
ASKING PRICE	\$1,960,000 (\$15.00 PSF Usable)
SITE IMPROVEMENTS	Gravel Surface + Secured Fencing
ACCESS	102nd St. S. I-5 & Hwy 512 ~1 mile

ZONING

ZONE	Community Employment (CE)
JURISDICTION	Unincorporated Pierce County
LAND USE	Commercial Office Subcategory

PERMITTED USES (CE ZONE)

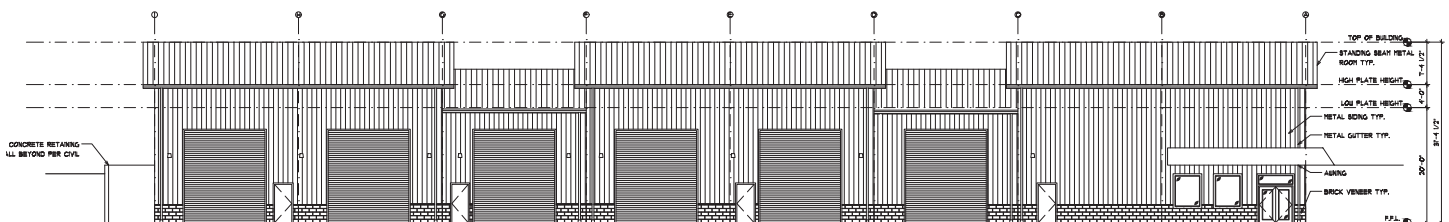
- Retail & dining uses permitted
- Office uses permitted
- Light industrial / manufacturing permitted
- Heavy industrial uses permitted
- Warehouse & distribution center permitted

PERMITTED PLANS OVERVIEW

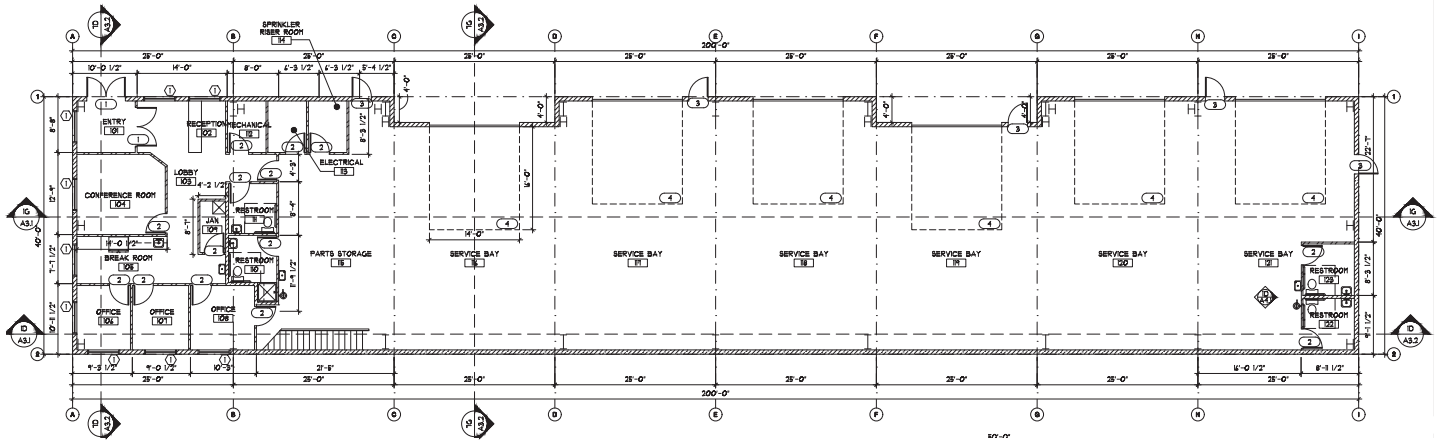
BUILDING TYPE	New Construction — Office & Repair/Service Shop
TOTAL BUILDING SF	7,800 SF (1st floor) + Mezzanine Storage
OFFICE SPACE	1,192 SF — Lobby, Reception, 3 Offices, Conf.
MEZZANINE	1,192 SF Office Storage — open to below
SERVICE BAYS	8 Repair/Service Bays — 6,161 SF total
PARKING	38 Tractor-Trailer parking

SALE HIGHLIGHTS

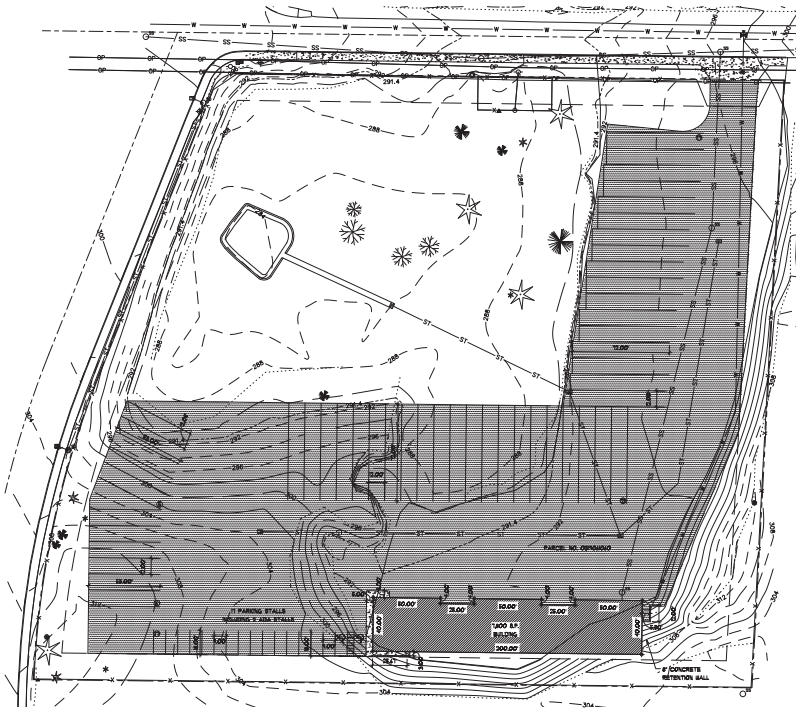
- Use immediately — secured yard operational day one
- Permit-ready 7,800 SF shop/office plans convey to buyer
- 8 service bays + office suite — architect stamped
- Direct I-5 and Hwy 512 access — logistics corridor
- JBLM proximity drives sustained owner/operator demand
- Develop for own use or lease shop to future tenant



BUILDING PLAN



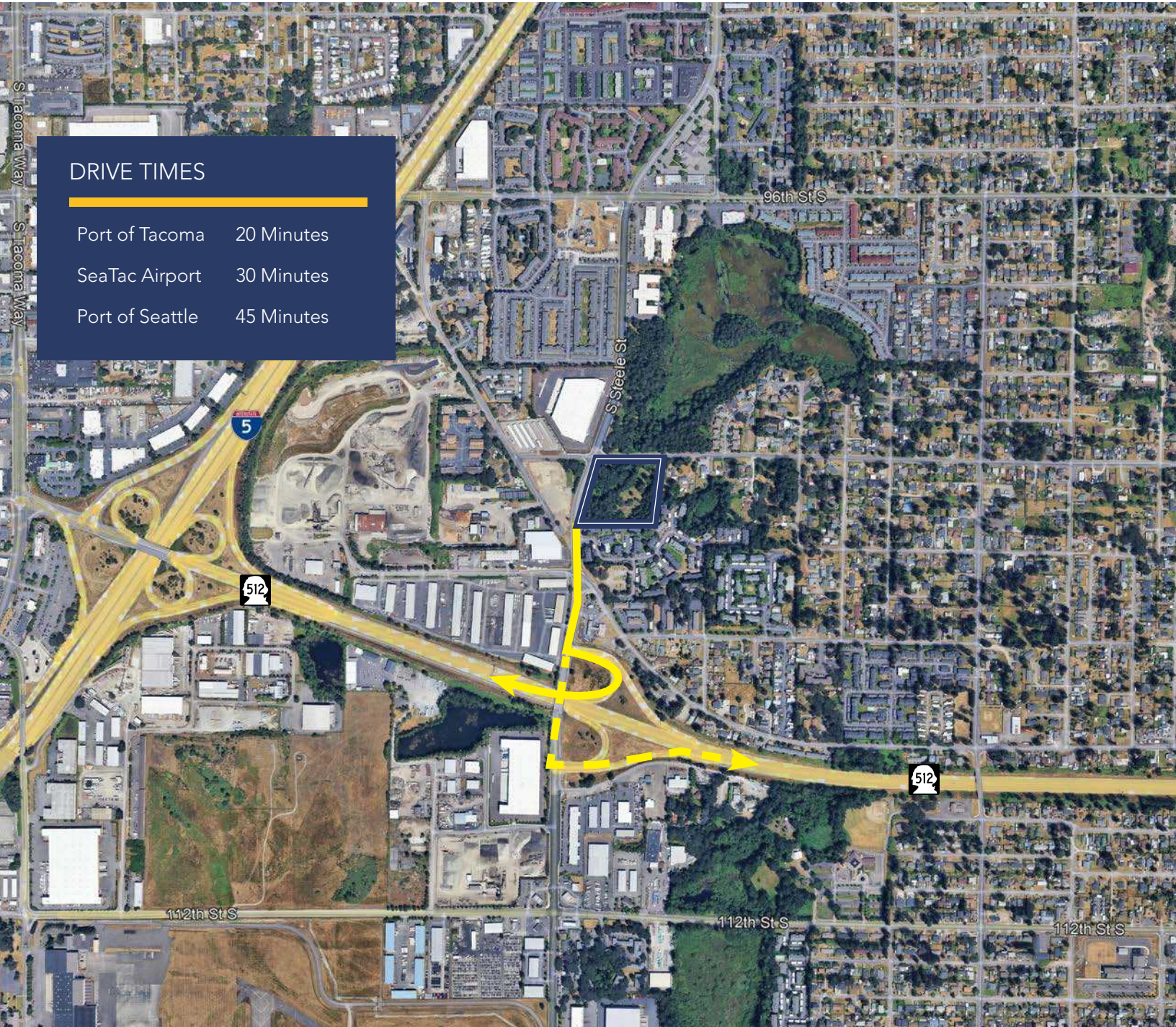
SITE PLAN



AERIAL MAP

DRIVE TIMES

Port of Tacoma	20 Minutes
SeaTac Airport	30 Minutes
Port of Seattle	45 Minutes



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