

FOR SALE

SMITH-WESTERN BUILDING

2223 S 80TH, TACOMA, WA 98409

*A 58,255 SF Premier Single Tenant
Investment Opportunity Located in the
Heart of Pierce County*

\$10,000,000 (6.0% cap rate)



km Kidder
Mathews

A FULLY LEASED *INDUSTRIAL INVESTMENT OPPORTUNITY* IN PIERCE COUNTY, WA

Kidder Mathews is pleased to present the opportunity to acquire a 100%-leased, single tenant distribution building, strategically located in Pierce County (Tacoma), Washington. The building was constructed in 1993 and has been occupied by the current tenant, Smith-Western Co., since 1999. The company was founded in 1947 and is a major player in the tourism and retail supply industry.

SMITH-WESTERN BUILDING

ADDRESS	2223 S 80th, Tacoma, WA 98409
PRICING	\$10,000,000 (6.0% cap rate)
TOTAL SIZE	58,255 RSF
LOADING	9 dock-high doors 2 grade-level doors
BUILDING POWER	1,600 amps
EXTERIOR LEVELERS	Three
LAND AREA	±2.44 AC
FENCED YARD	Exclusive, secure fenced yard with outside storage
YEAR BUILT	1993
PARKING RATIO	±1.06/1,000 SF - 61 Auto Stalls
ZONING	City of Tacoma M1-STGPD ZONING MAP ZONING TABLE
TENANT	Smith-Western (100%)

→ [VIEW PROPERTY PHOTOS](#)



CORE INDUSTRIAL 100% LEASED TACOMA ASSET

The Smith-Western building is a rare, institutionally owned core industrial asset located in Tacoma - one of the Puget Sound region's most dynamic and strategically positioned industrial markets. The property offers 58,255 RSF with 24' clear-height, concrete construction, rear-loading, and a secure fenced yard on 2.44 acres. This combination of functionality and location makes it a premier distribution facility serving regional and national tenants.

Tenancy - Long term stability

The building is 100% leased to Smith-Western Co., a leading supplier of souvenirs and tourist merchandise to many of the nation's most recognized attractions. Smith-Western has occupied the building since 1999 and has recently executed a new 72-month lease commencing January 1, 2026. The lease includes one five-year option to renew at fair market rental rates, ensuring long-term income stability for ownership.

Market insights

The Tacoma/Lakewood industrial submarket is one of the tightest submarkets in the Seattle metro area. Limited new development, increasing tenant demand, and Tacoma's strong position as a logistics hub for the Port of Tacoma and I-5 corridor all support continued upward rental pressure.

Location

Located at 2223 S. 80th Street, Tacoma, WA, the Smith-Western building is strategically positioned with immediate access to I-5, offering exceptional connectivity to the Port of Tacoma, Seattle-Tacoma International Airport, and the broader Puget Sound region. Its location provides tenants with efficient transportation and distribution advantages within one of the region's most sought-after submarkets.



SMITH-WESTERN BUILDING

PROPERTY HIGHLIGHTS

INSTITUTIONAL-QUALITY CORE TACOMA INDUSTRIAL ASSET

58,255 RSF

24-foot clear-height

9 dock-high, 2 grade-level doors, 3 exterior levelers

Rear-loading with secure fenced yard

Concrete construction, wet sprinklers

Built in 1993; roof replaced 2001 (BUR)

Seismic structural upgrades completed in 2001

Situated on 2.44 acres of land

100% occupancy with single tenant

Excellent access to I-5, Port of Tacoma, and SeaTac Airport

LONG-TERM TENANCY STABILITY & RENEWAL UPSIDE

New Lease with Smith-Western Co.

Smith-Western Co., a leading wholesale souvenir supplier serving many of the nation's most iconic attractions, has occupied the building since 1999. A new 72-month lease commences January 1, 2026, providing stable long-term income.

Five-Year Renewal Option at Market

The lease includes one five-year option to renew at fair market rent, further supporting investment stability.

Deep Roots in the Pacific Northwest

Smith-Western was founded in 1947 and remains a major player in the tourism and retail supply industry, distributing to leading destinations nationwide.

STRATEGIC LOCATION WITH *DIRECT ACCESS* TO MAJOR REGIONAL ROUTES

DRIVE TIMES

2 MIN

TO I-5

6 MIN

TO HWY 512

7 MIN

TO HWY 16

12 MIN

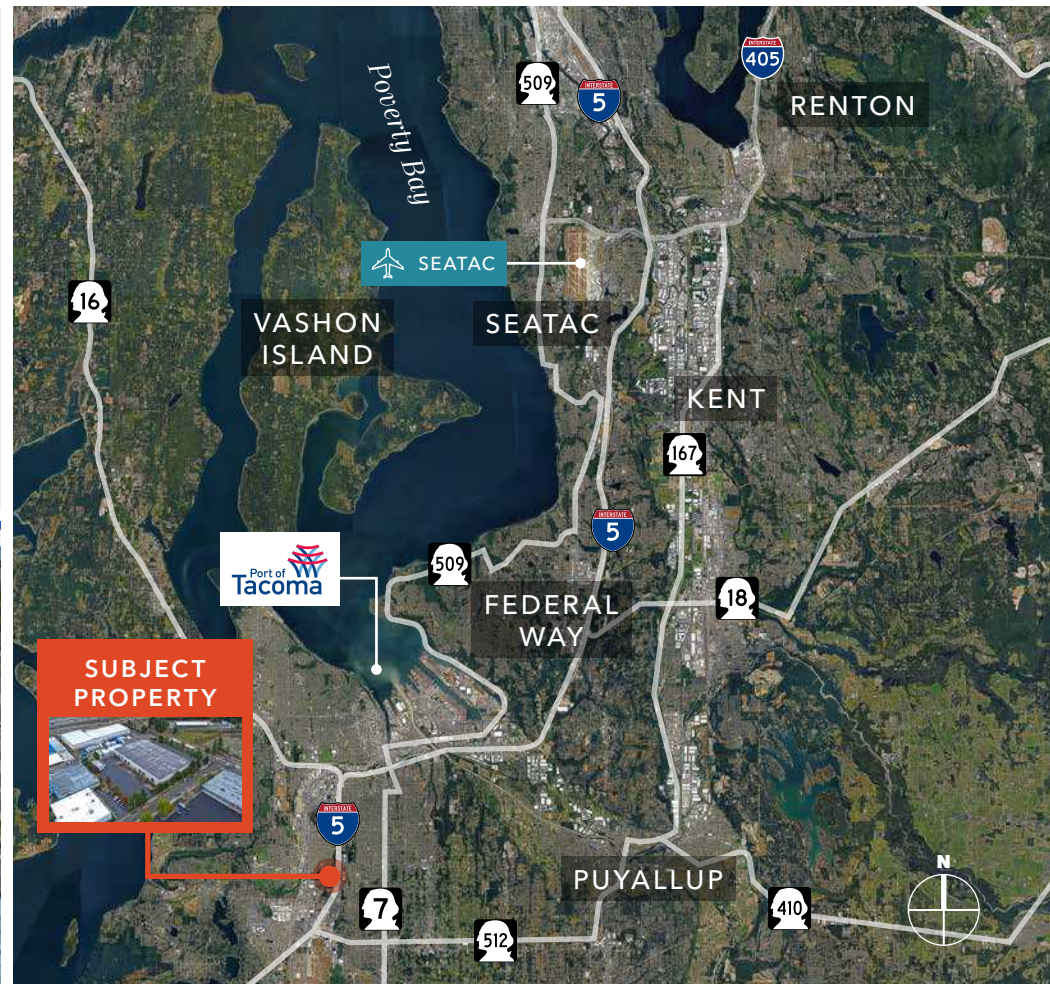
TO HWY 509

16 MIN

TO HWY 18

18 MIN

TO HWY 410



Exclusively listed by

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