

FOR SALE

OFFICE/FLEX & DATA CENTER

*Office with Warehouse Space &
Data Center for Sale*

2320 COMMERCE ST & 2324 PACIFIC AVE
TACOMA, WA



S 24TH ST

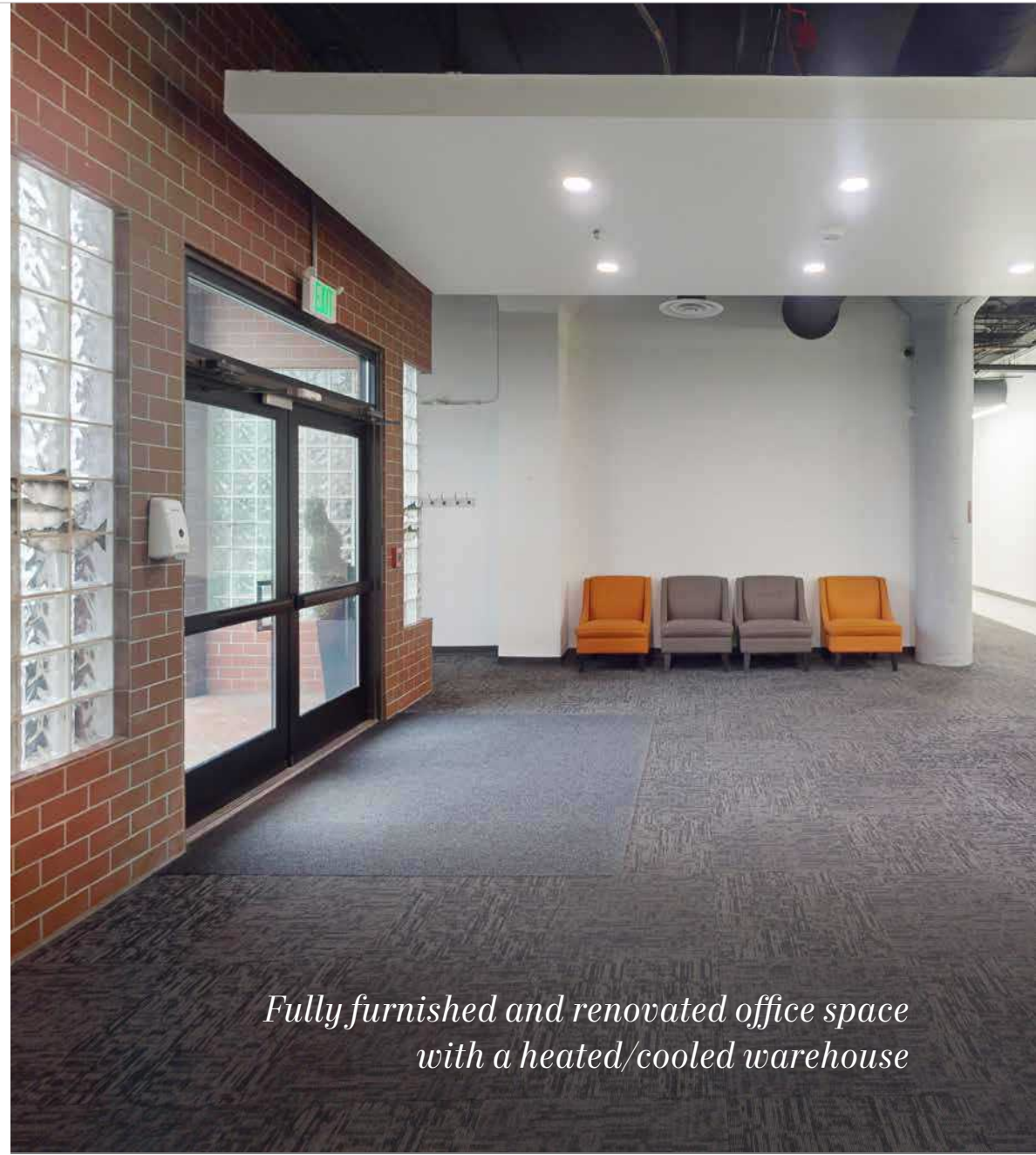
PACIFIC AVE

OFFICE/FLEX & DATA CENTER

Kidder Mathews is pleased to present a unique owner/user or investment opportunity at 2320 Commerce St & 2324 Pacific Ave, Tacoma, WA

ADDRESS	2320 Commerce St & 2324 Pacific Ave Tacoma, WA
BUILDING SIZE	42,000 SF
LAND SIZE	21,000 SF (0.48 AC)
PRICE/SF	\$7,000,000 (\$183.10/SF)
ZONE	Warehouse/Residential (W/R)
BUILT/RENOVATION	1928 / 2016
STORIES	2
PARCEL	2023040030

 TOUR FLOOR PLAN



*Fully furnished and renovated office space
with a heated/cooled warehouse*

PROPERTY OVERVIEW

OFFICE / WAREHOUSE | 2320 COMMERCE ST | ±21,000 SF

Ceiling height: 13'7"

3 dock level garage doors

Power - 400 amp 480v 3-phase power

Office space has been renovated and is fully furnished

Warehouse (upper level) is heated and cooled

Fully Sprinklered

DATA CENTER | 2324 PACIFIC AVE | ±17,230 SF

Ceiling height: 14'4" - 14'8"

Drive-in garage for loading/unloading

1,600 amp 480v 3-phase power & 800kw diesel rooftop generator

Power substation located next to building for future power upgrades

Additional power hookup for street/mobile generator

2 AT&T fiber drops with access agreement in place

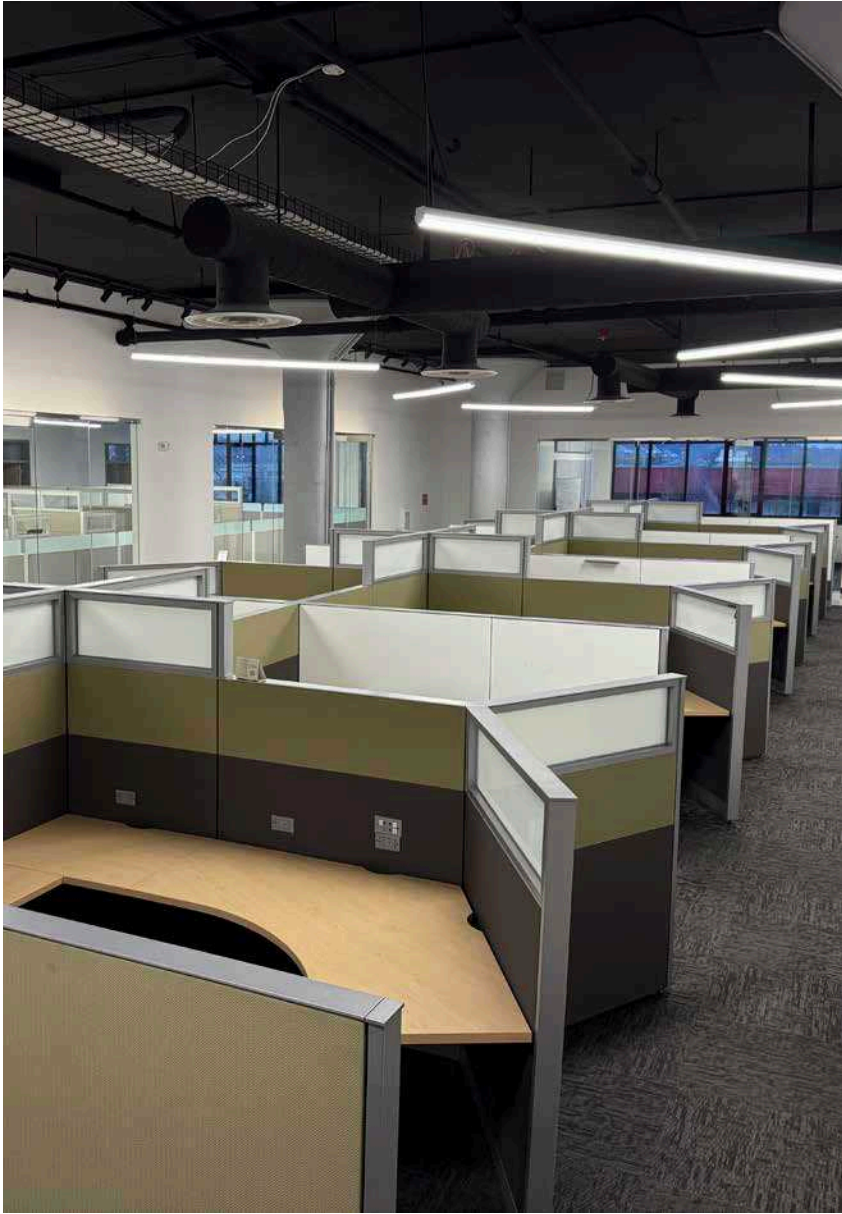
Pre-action sprinkler system & seismic upgrades



AVAILABLE FOR SALE



KIDDER MATHEWS

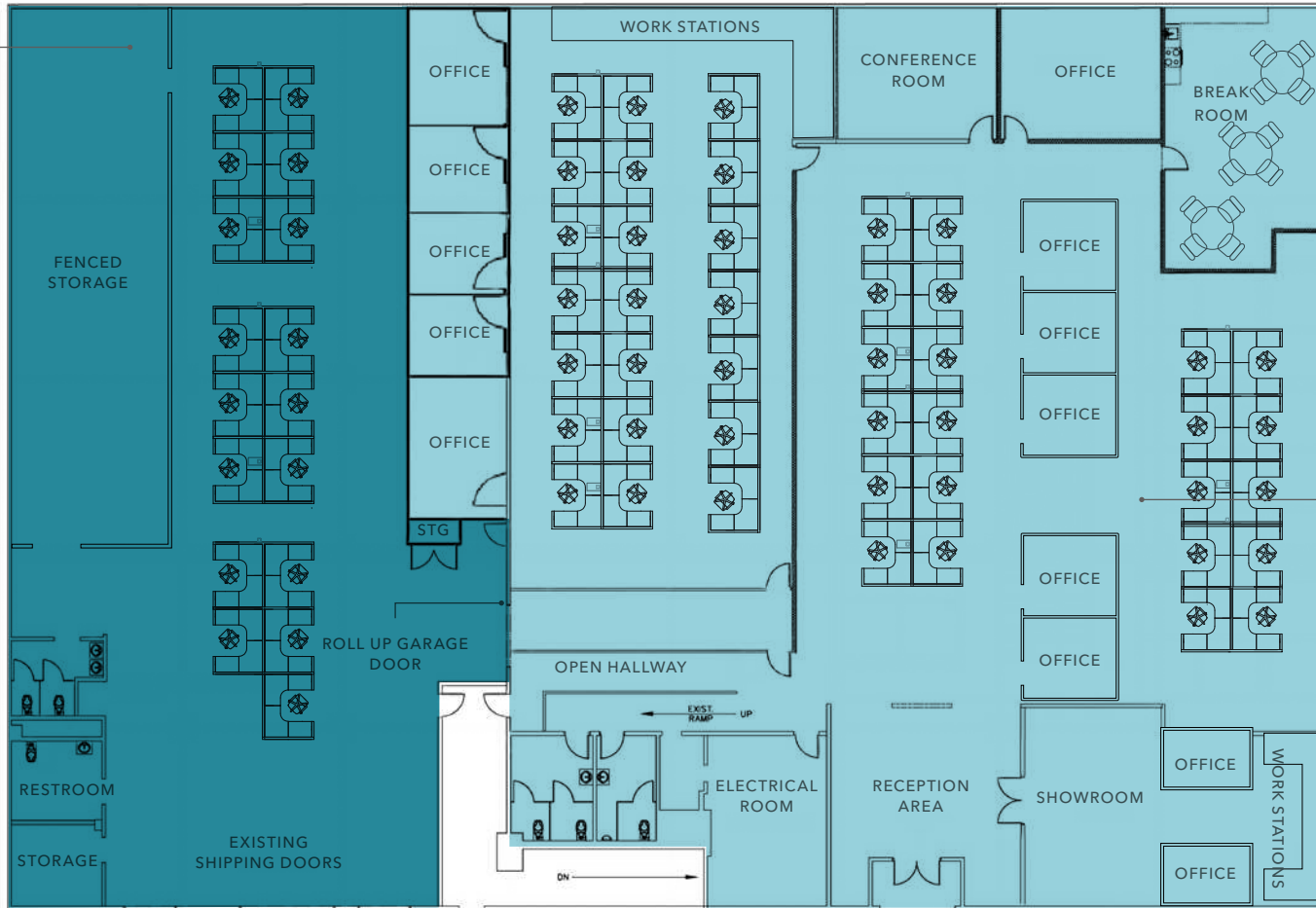


2320 COMMERCE | OFFICE / WAREHOUSE

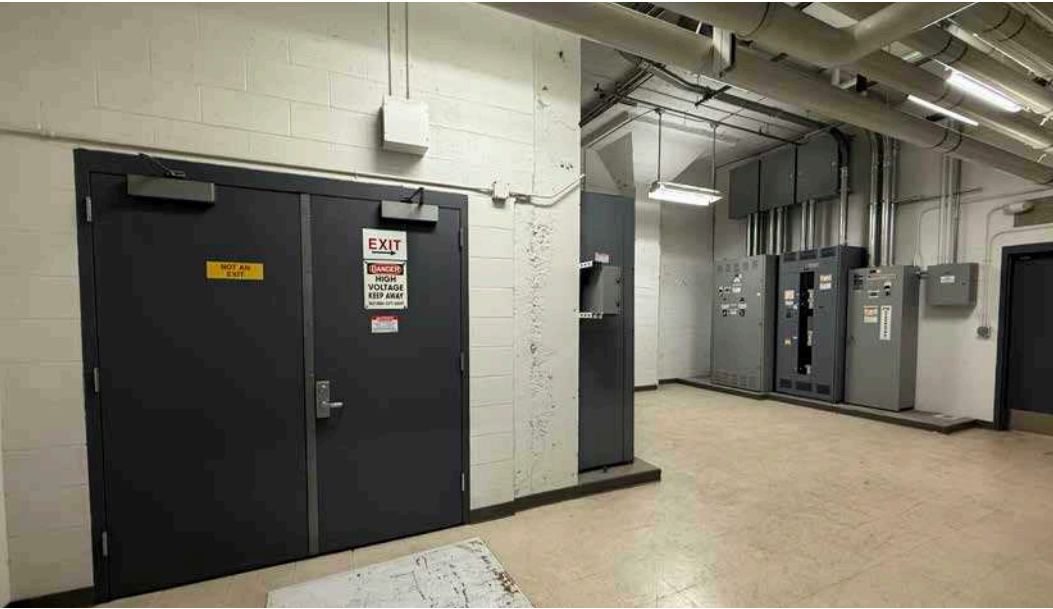
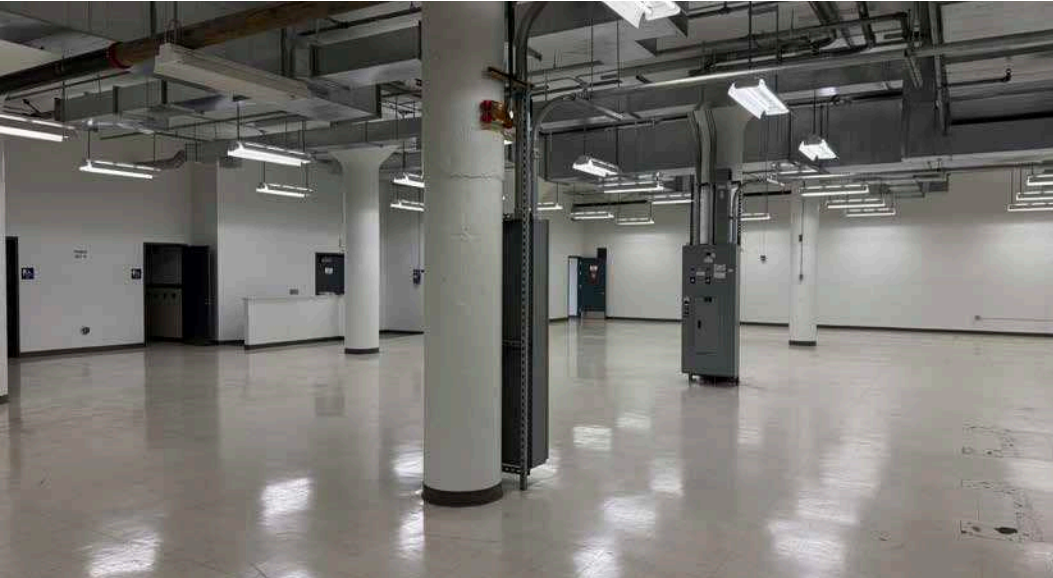
TOUR FLOOR PLAN

WAREHOUSE

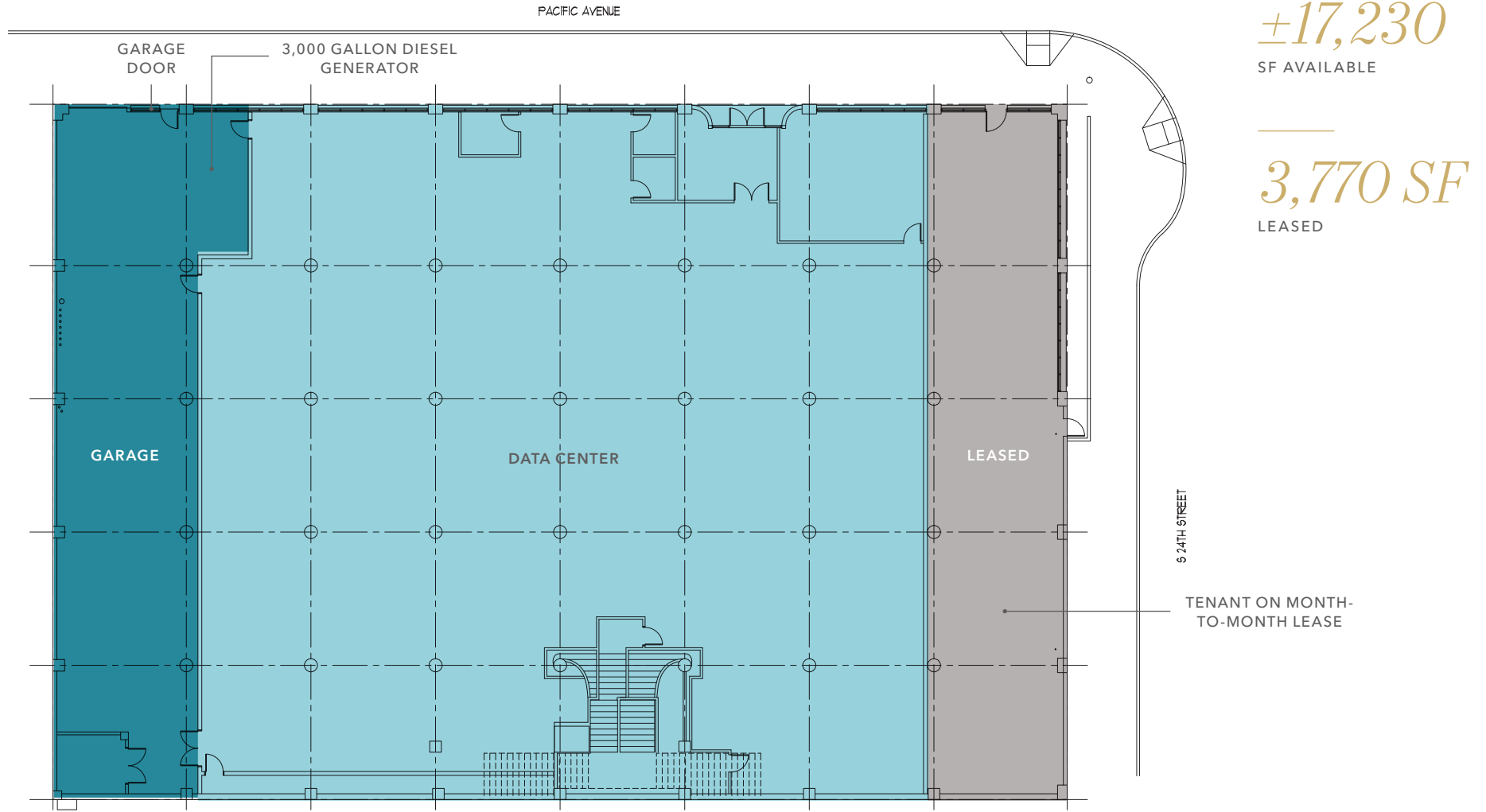
±21,000 SF
ENTIRE FLOOR



OFFICE/FLEX & DATA CENTER



2324 PACIFIC AVE | DATA CENTER



±17,230
SF AVAILABLE

3,770 SF
LEASED

OFFICE/FLEX & DATA CENTER

THE LOCATION YOUR EMPLOYEES NEED & YOUR CLIENTS DESERVE

DRIVE TO I-705

3 MINS

DRIVE TO I-5

3 MINS

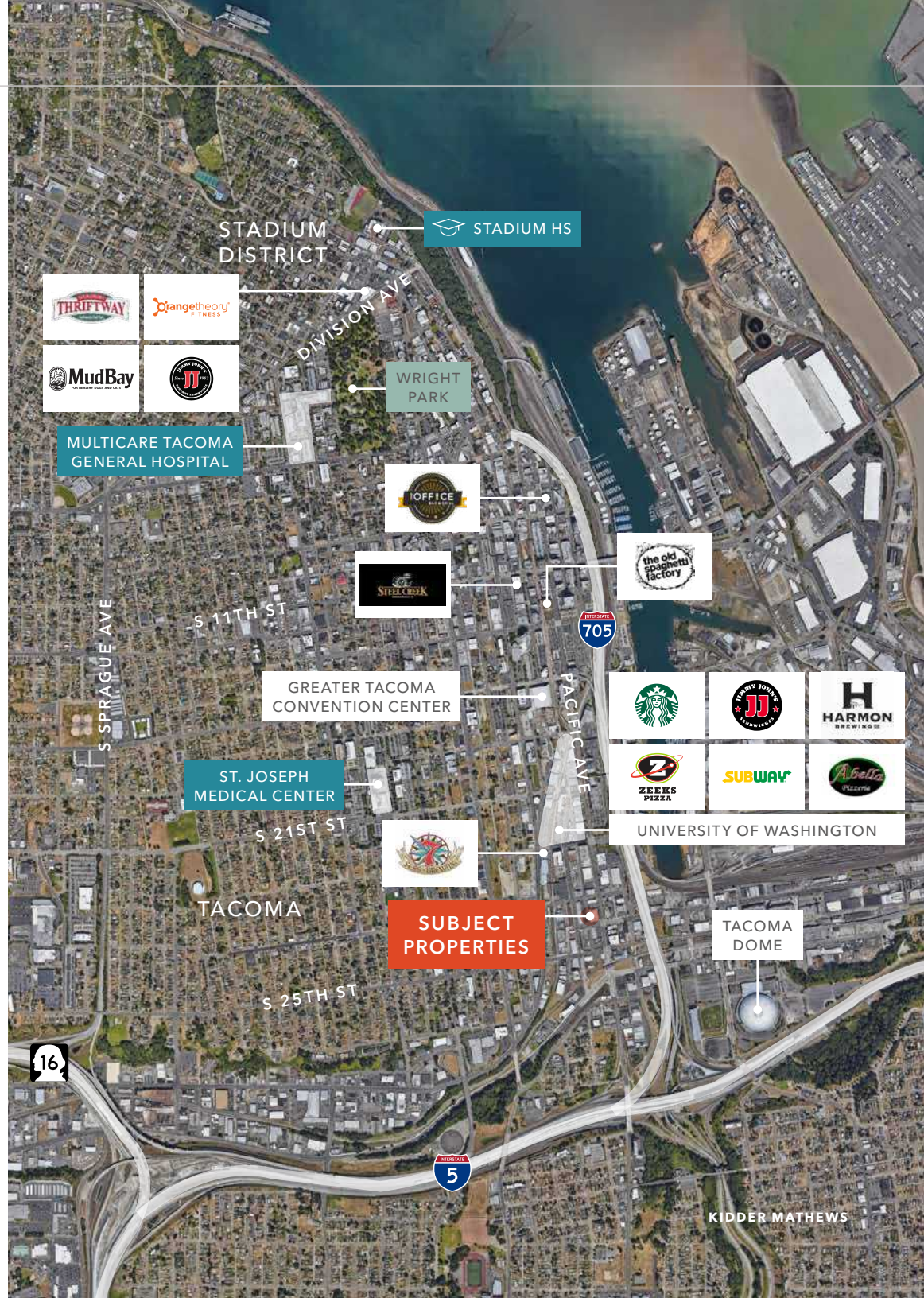
DRIVE TO HWY 16

4 MINS

DRIVE TO
ST. JOSEPH MEDICAL CENTER

5 MINS

AVAILABLE FOR SALE



KIDDER MATHEWS

OFFICE/FLEX & DATA CENTER

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