

BRIDGE POINT 210

SUBJECT PROPERTY

112TH ST E

# 3519 112TH ST E, TACOMA, WA

FOR SALE ————— \$1,350,000

*2.06 AC Development Land Available  
For Sale in Tacoma, WA*

For more information about this property, please contact

HUNTER CLARKE  
253.722.1454  
hunter.clarke@kidder.com

MATT MCLENNAN, SIOR, CCIM  
253.722.1458  
matt.mclennan@kidder.com



## Property Features

TOTAL AC	2.06 AC (89,734 SF)
UTILITIES	At property
WATER	<ul style="list-style-type: none"><li>• Service installed and operational</li><li>• 8" fire service</li><li>• 3/4" Domestic water service</li></ul>
SEWER	Sewer stub onsite
JURISDICTION	Pierce County Mid-County
ZONING	ECOR <a href="#">↓ Download Zoning Map</a> <a href="#">↓ Download Zoning Table</a>
PARCEL NO.	0319024009

→ [VIEW PHOTOS](#)

3519 112TH ST E

112TH ST E

# DUE DILIGENCE COMPLETED



*8-sheet civil set sealed February 2024 and response to County engineering review comments*



*Storm drainage report supporting the civil set*



*Boundary and topographic survey*



*Landscape architectural plan*



*Geotechnical engineering report*



*SEPA Environmental Checklist for the warehouse concept*



*Wetland study, existing-conditions and proposed-conditions exhibits*



*Exterior design study, warehouse plan, apartments site plan, and earlier conceptual site plans*

# BUILDING PLAN *OPTION 1* WAREHOUSE

*45 STALLS*

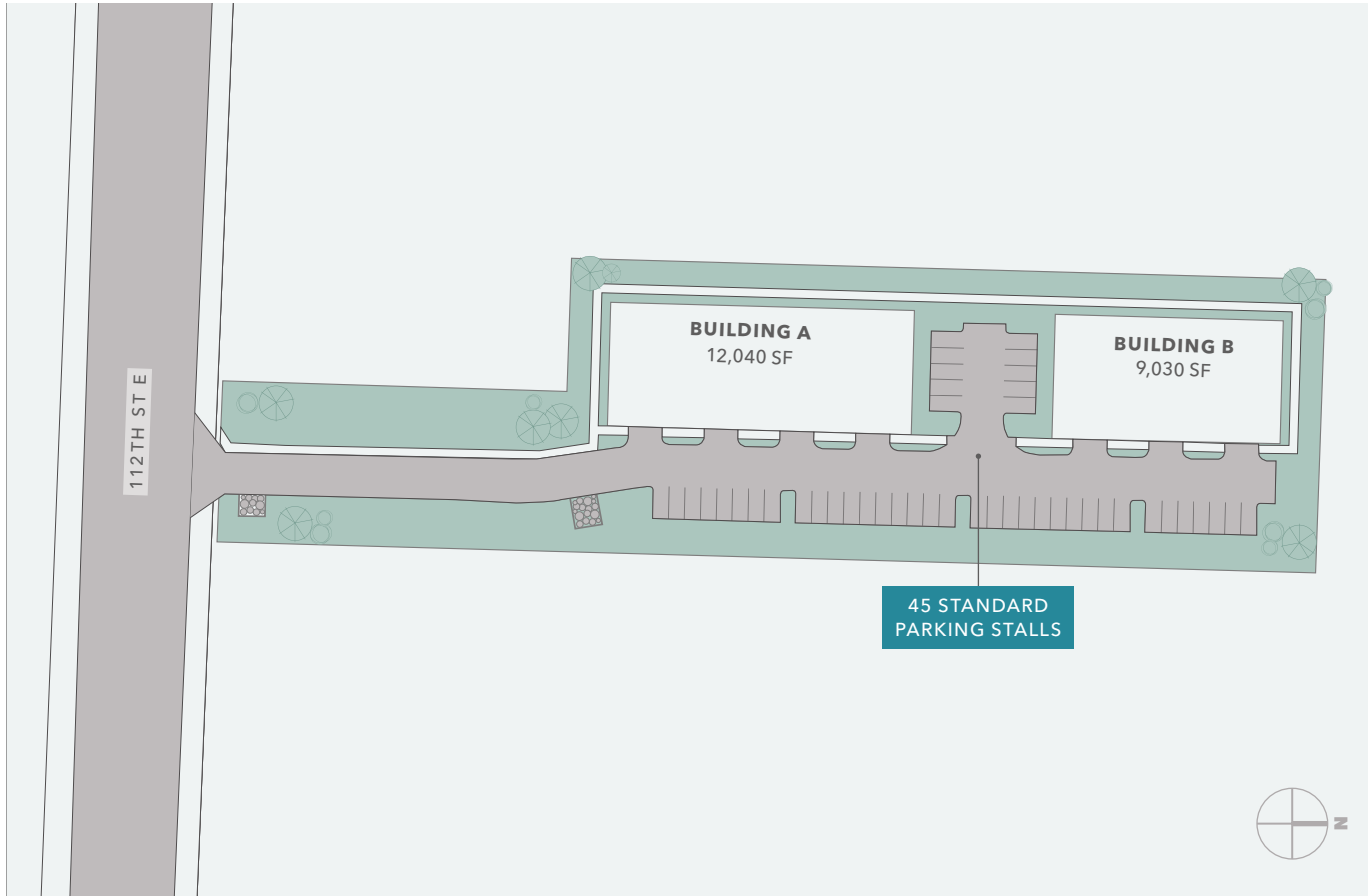
PARKING

*12,040 SF*

BUILDING A

*9,030 SF*

BUILDING B



# BUILDING PLAN *OPTION 2* SMALL BAY INDUSTRIAL

*5 BLDGS*

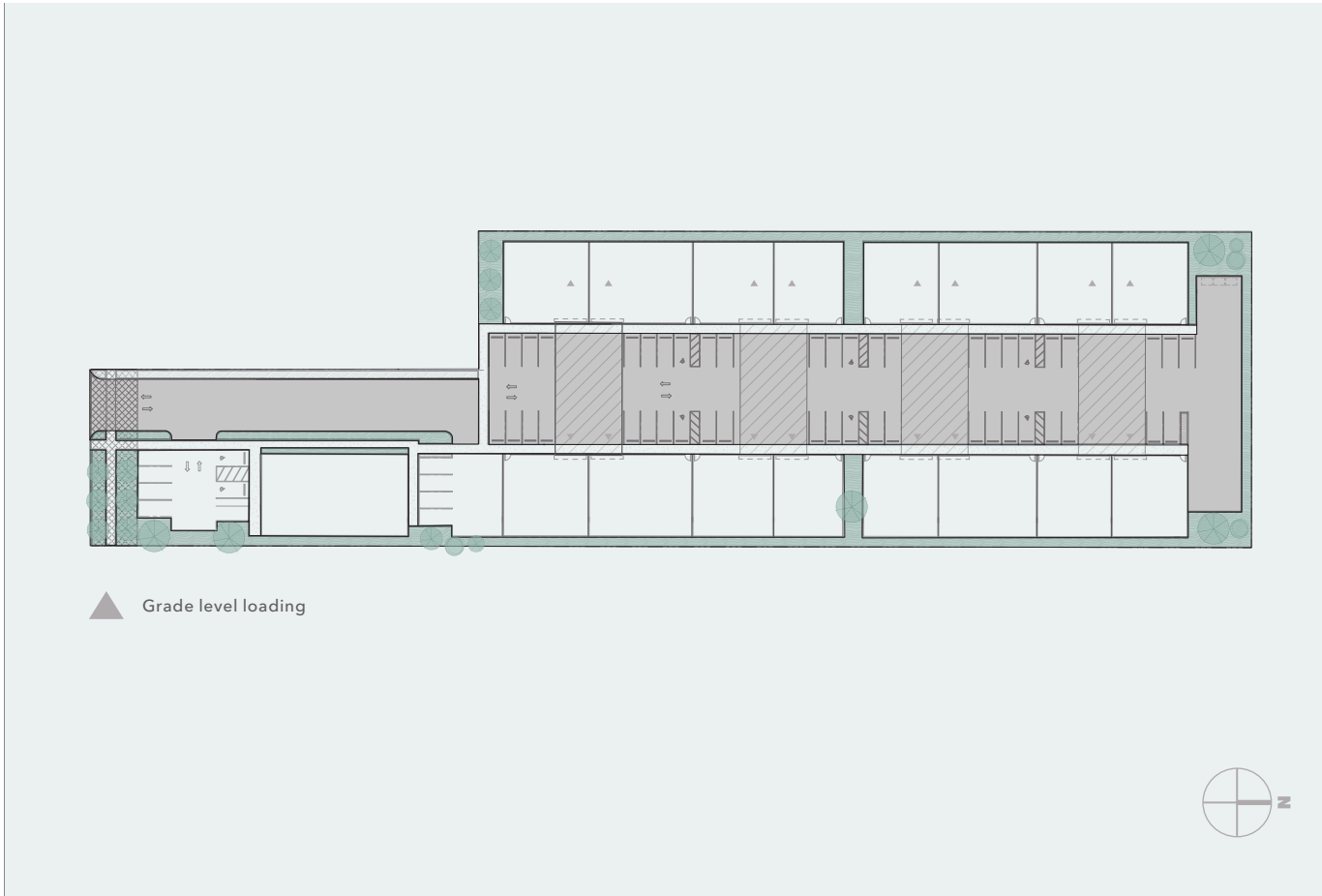
CLASS A SMALL BAY

*GL LOADING*

TRUCK ACCESS

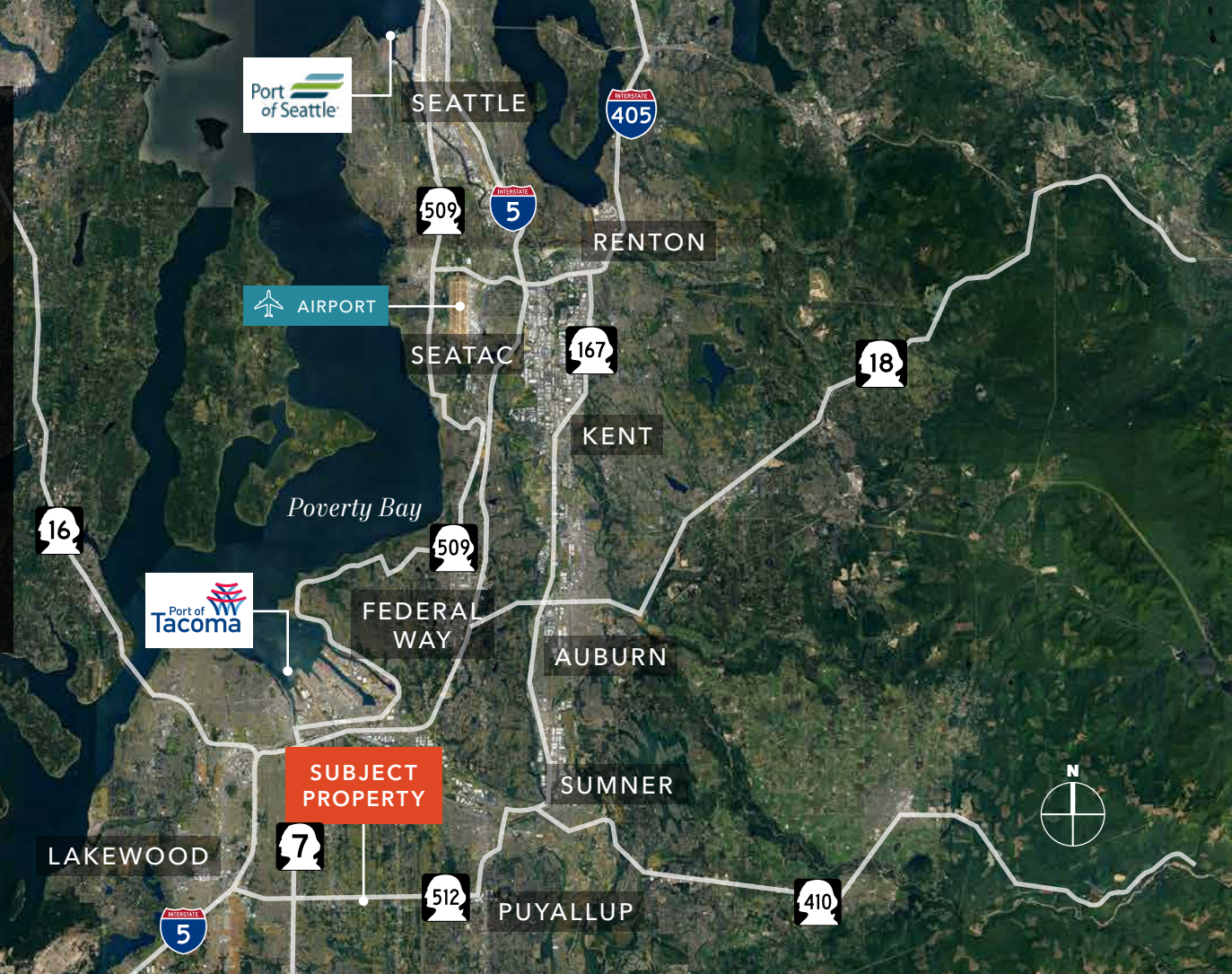
*1,670 - 3,517 SF*

SUITES



# DRIVE TIME

HWY 512	5 MINUTES
I-5	8 MINUTES
HWY 16	14 MINUTES
PORT OF TACOMA	20 MINUTES
SEATAC AIRPORT	40 MINUTES
PORT OF SEATTLE	50 MINUTES



## 3519 112TH ST E

*For more information on this property, please contact*

**HUNTER CLARKE**  
253.722.1454  
hunter.clarke@kidder.com

**MATT MCLENNAN, SIOR, CCIM**  
253.722.1458  
matt.mclennan@kidder.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

