

INDUSTRIAL CENTER FOR SALE

STEELE STREET MANUFACTURING CENTER

LAKEWOOD, WA 98499

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



MANUFACTURING CENTER | TWO INDUSTRIAL BUILDINGS | 68,949 SF TOTAL SF

OFFERING

Lee & Associates Commercial Real Estate Services LLC ("Lee & Associates") is pleased to present the opportunity to acquire Steele Street Manufacturing Center, a two-building industrial offering totaling 68,949 SF across 2.96 acres in Lakewood, Washington. The offering consists of 10402 Steele St S, a 50,161 SF building on 2.09 acres, and 2411 104th St Ct S, an 18,788 SF building on 0.87 acres, and may be packaged together as Steele Street Manufacturing Center or presented individually by address.

This offering provides a rare combination of existing manufacturing infrastructure, functional industrial improvements, heavy power, grade-level loading, office components, mezzanine storage, crane capacity, and Light Industrial L1 zoning. The properties are positioned for manufacturers and industrial users seeking plug-and-play production, fabrication, assembly, machining, processing, warehousing, or light production functionality.

Together, these assets offer meaningful optionality for owner-users and investors, with the ability to support large-scale operations, single-building occupancy, or multi-tenant configurations supported by separate utility metering and dedicated office/restroom areas at 2411 104th St Ct S.



Rarely does a manufacturing property come to market with this level of existing infrastructure.



10402 STEELE ST S is a 2022-built manufacturing facility offering substantial infrastructure for manufacturers, owner-users, or investors. The building provides plug-and-play functionality for heavy production, fabrication, assembly, machining, processing, or advanced industrial operations. Developed and maintained by a long-term owner-user, the property features extensive power distribution, production systems, and manufacturing improvements difficult to replicate in today's market.

10402 STEELE ST S

ADDRESS	10402 Steele St S
YEAR BUILT	2022
TOTAL BUILDING SF	50,161 SF
OFFICE SF	3,000 SF
MEZZANINE STORAGE	5,961 SF
LAND SIZE	2.09 Acres
LOADING	5 grade level doors
CLEAR HEIGHT	44'
POWER	4,000+ Amps 3-Phase 480V
ZONING	Light Industrial L1

2411 104TH ST CT S

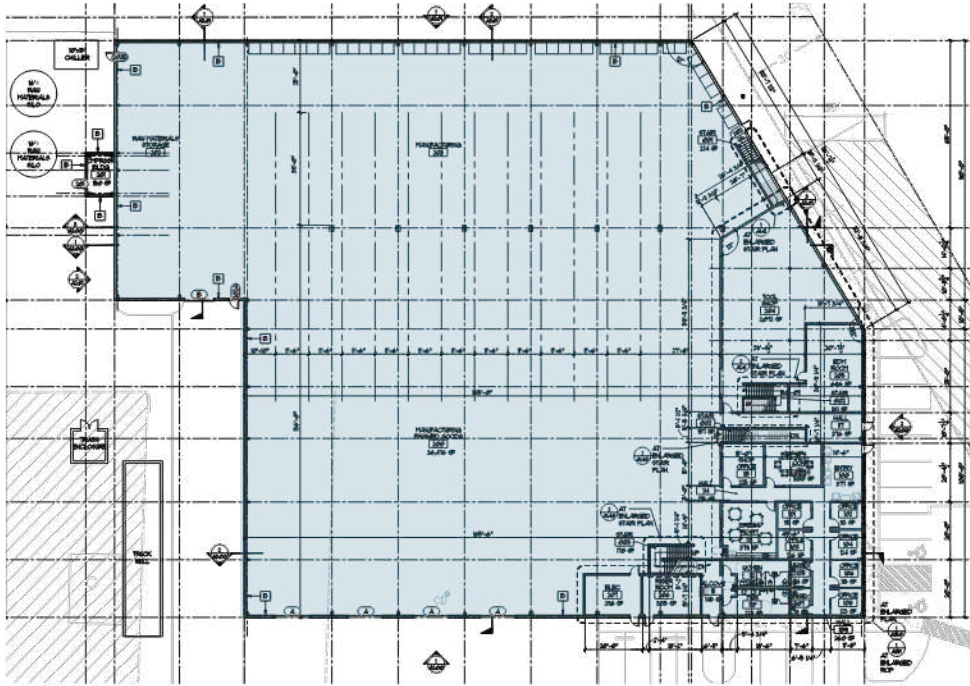
ADDRESS	2411 104th St Ct S
YEAR BUILT	1973
TOTAL BUILDING SF	18,788 SF
OFFICE SF	1,104 SF
LAND SIZE	0.87 Acres
LOADING	5 grade level doors
CLEAR HEIGHT	21.5'
CRANE	3-ton
POWER	277/480V 3-phase power
ZONING	Light Industrial L1



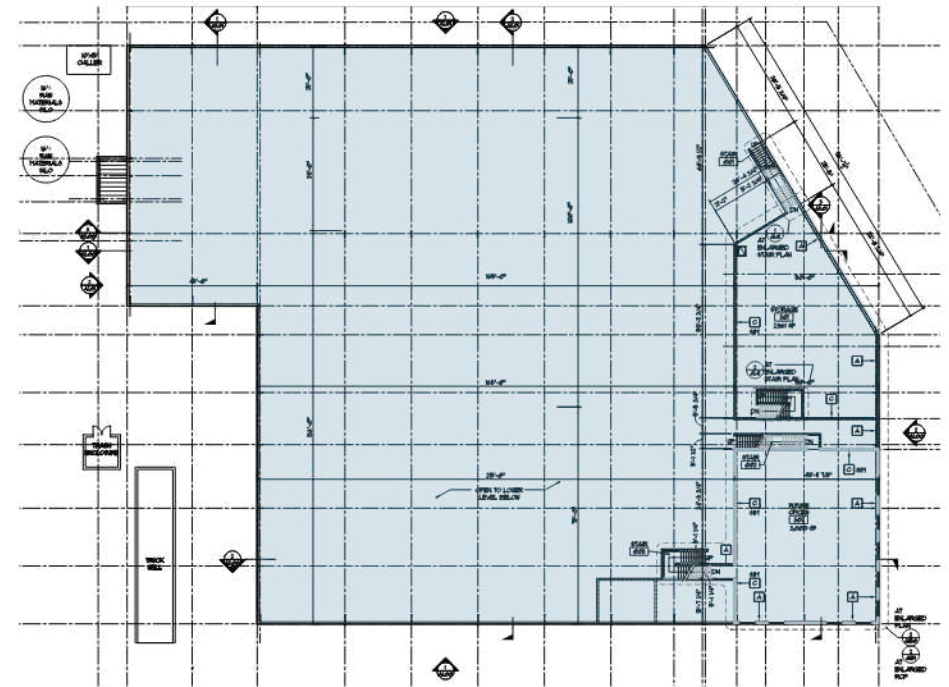
2411 104TH ST CT S offers a highly functional industrial facility designed for manufacturing, assembly, warehousing, and light production users seeking a versatile owner-user or investment opportunity. The building benefits from quality industrial improvements, efficient workflow design, and the ability to accommodate either a single occupant or multiple tenants with separate utility metering and dedicated office/restroom areas.

FLOOR PLANS

10402 STEELE ST S - 1ST FLOOR

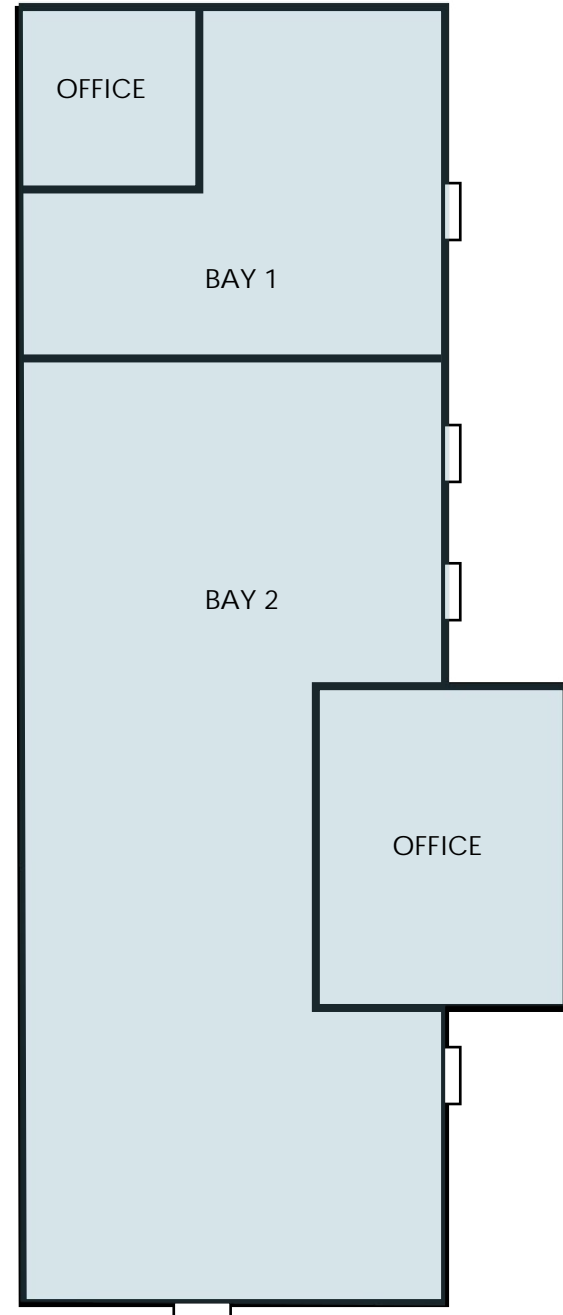


10402 STEELE ST S - 2ND FLOOR



FLOOR PLANS

2411 104TH ST CT S



PHOTOS





LOCATION

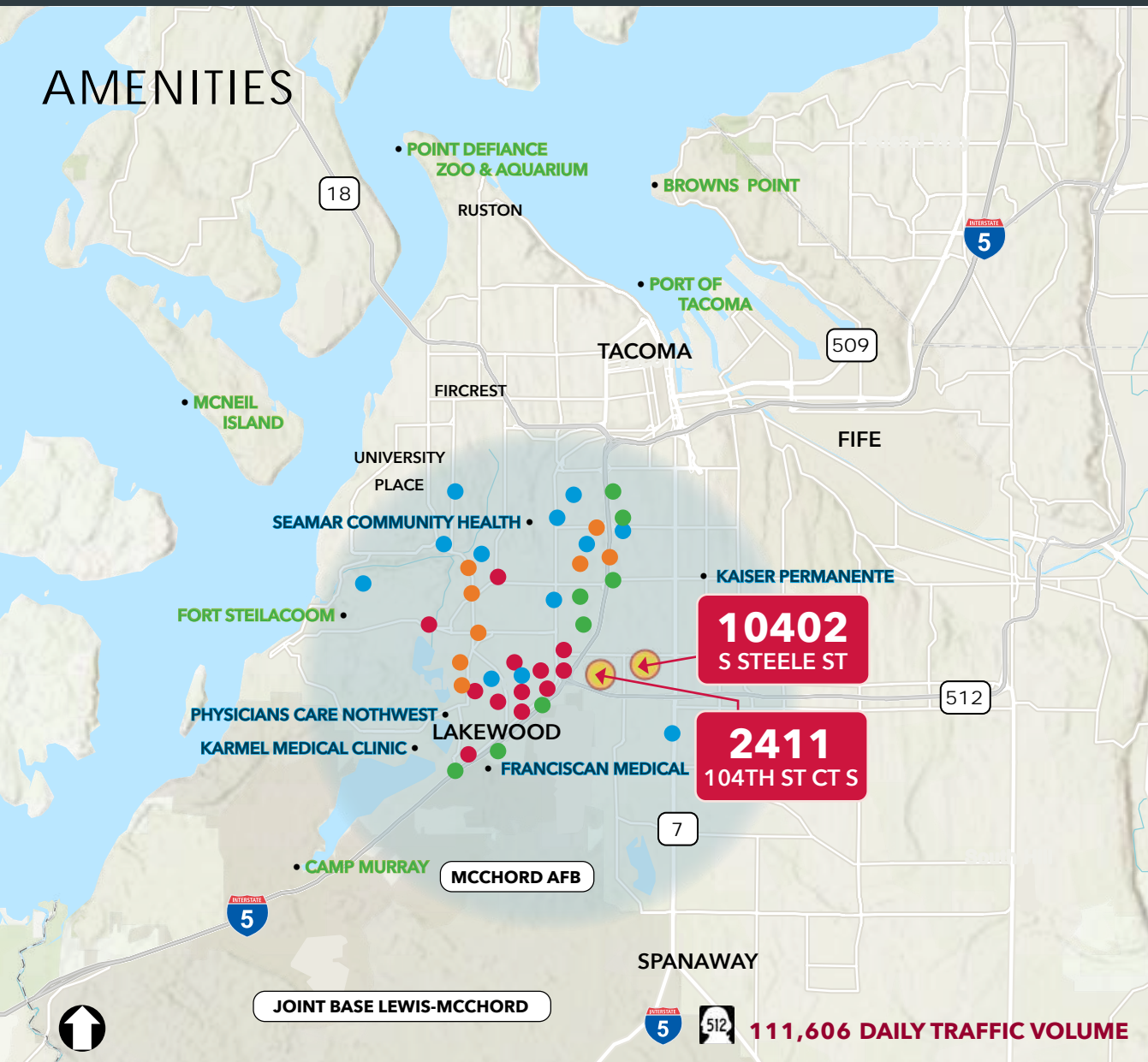
Lakewood, Washington is a diverse South Sound community located just south of Tacoma, which is known for its strong military presence anchored by Joint Base Lewis-McChord and its many lakes and parks, including American Lake and Fort Steilacoom Park. The city serves as a regional retail and service hub with convenient access to Interstate 5 and the greater Puget Sound employment centers. Lakewood also benefits from a high quality of life, top-rated schools, extensive parks and trails, and convenient access to both Tacoma and the East Pierce County employment corridor. Continued residential development, coupled with strong regional connectivity, supports long-term economic stability and makes Lakewood an attractive location for commercial investment.

Lakewood is a military-driven, service-oriented economy with stable growth, strong rental housing demand, and regional retail importance within Pierce County. Its strategic I-5 access and JBLM adjacency make it one of the most economically anchored cities in the South Sound.

Lakewood is one of the larger cities in Pierce County, benefits from steady growth and serves as a regional retail hub for South Tacoma and JBLM communities.



AMENITIES



● RESTAURANTS

- Biscuit House
- Dairy Queen
- Black Bear Diner
- The Captain Crab
- Wendy's
- Viet Kitchen & Bar
- Jack's BBQ
- Moon Rise Cafe
- IHOP
- Panera Bread
- Domino's Pizza
- Bloom Thai

● GROCERY

- Grocery Outlet
- Winco Foods
- Olympic Grocery
- Walmart Supercenter
- H Mart
- Safeway
- Target
- Fred Meyer
- QFC
- Ponders Grocery
- 7-Eleven
- Whole Foods Market

● BANKS

- Harborstone Credit Union
- Chase
- Sound Credit
- Timberlake
- Bank of America
- US Bank
- Heritage Bank
- Navy Federal Credit Union

● HOTELS

- Hampton Inn
- Holiday Inn
- Howard Johnson
- Days Inn
- Western Inn
- Americas Best Value
- WoodSpring Suites
- Marriott

DRIVE TIMES

SEATTLE	45 Minutes
OLYMPIA	28 Minutes
BELLEVUE	55 Minutes
SEATAC INTERNATIONAL	39 Minutes

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