FOR SALE

NEW PRICING

92ND ST INDUSTRIAL LAND

2.38 AC Industrial Development Site in Prime Location

3255,3265 AND 3275 92ND ST S
TACOMA, WA 98499



KIDDER.COM

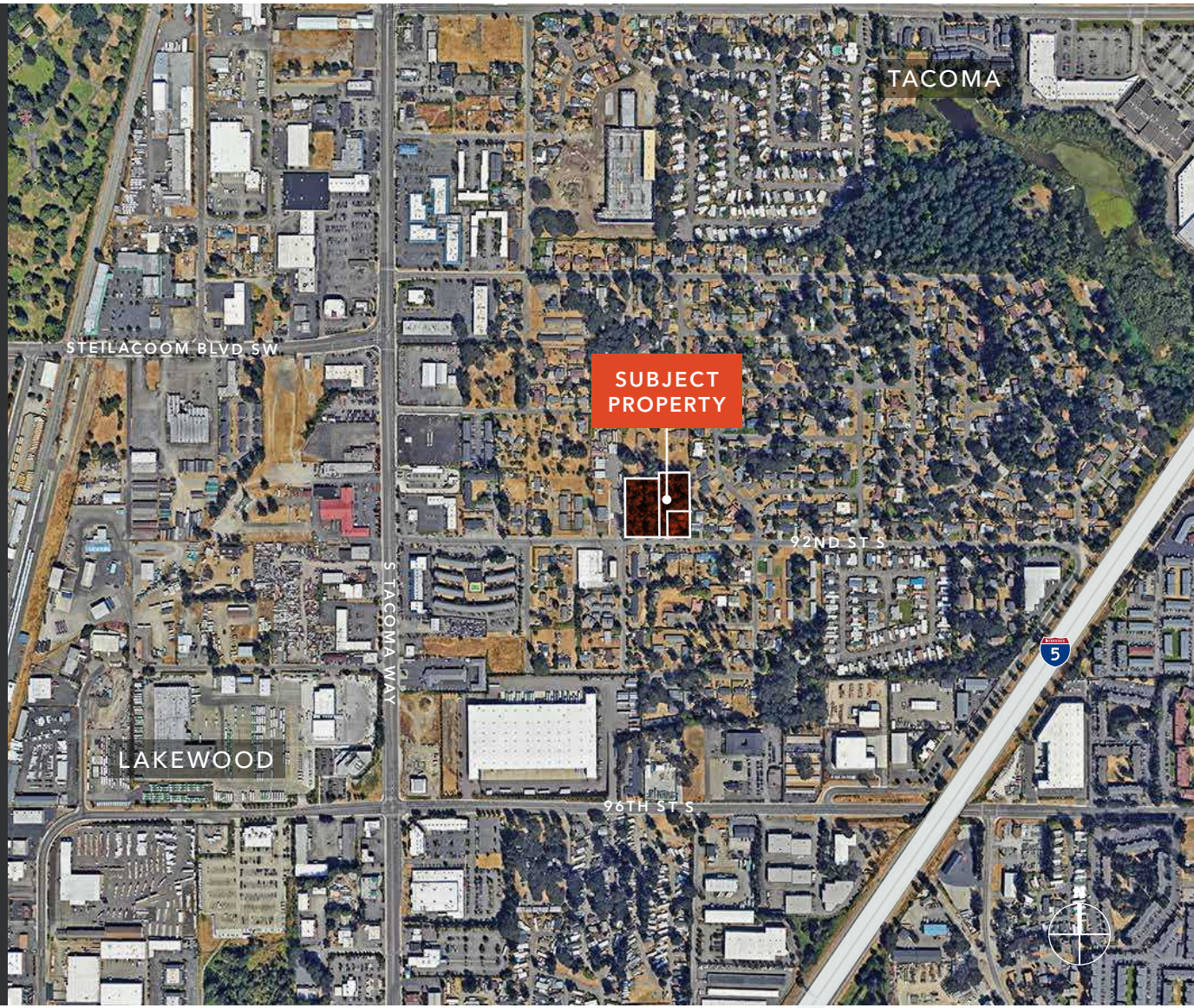
Kidder Mathews

Motivated Seller

DATE AVAILABLE	Now
LAND AC	2.38 AC
LAND SF	103,672 SF
PRICE	$1,650,000
PRICE PSF	$15.92
ZONING	AC2 - Air Corridor 2
ZONING MUNICIPALITY	City of Lakewood
FINANCING	Possible Seller financing

→ ZONING MAP

→ ZONING USE



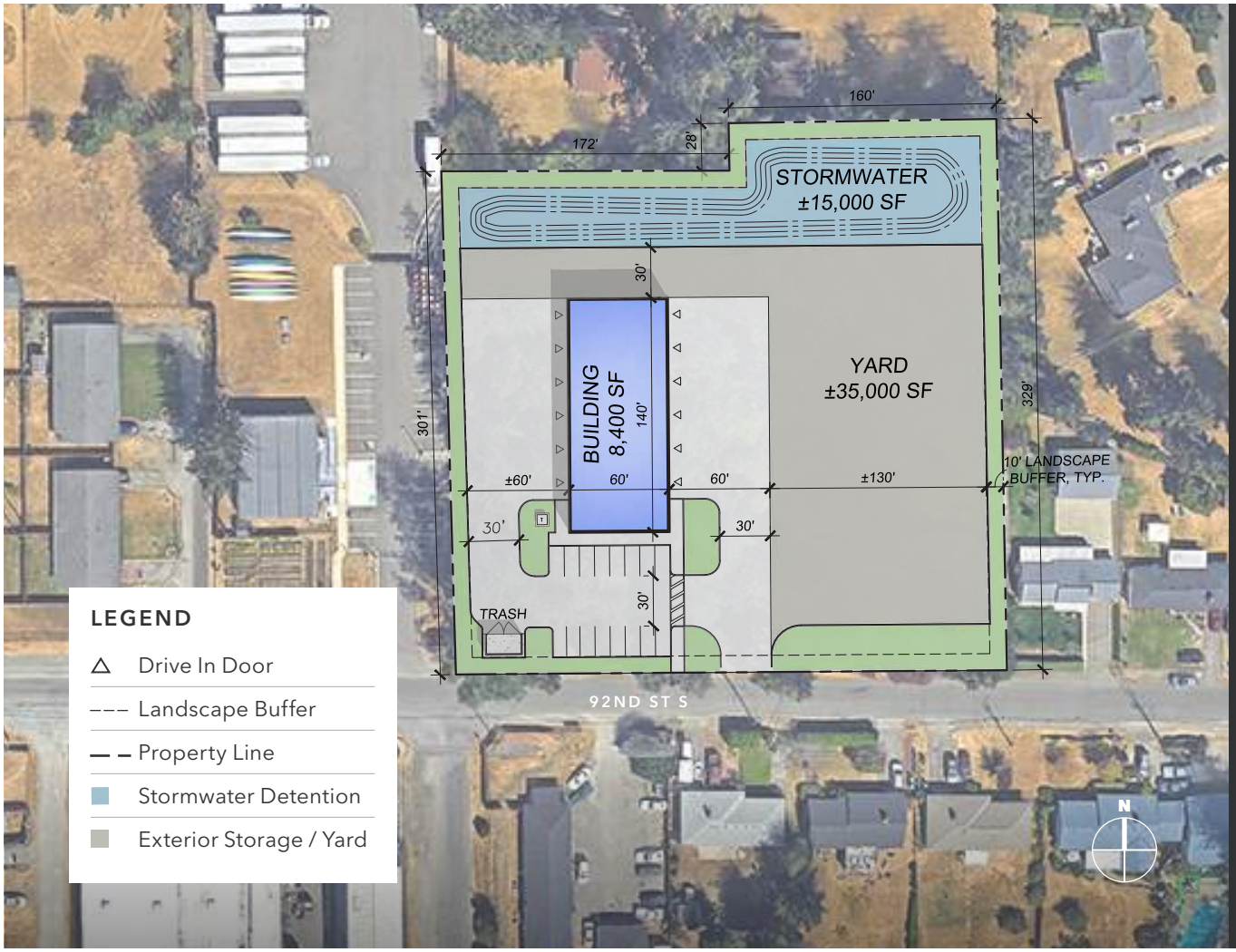
MATT MCLENNAN, SIOR, CCIM
253.722.1458 | matt.mclennan@kidder.com

LAURA FOX, CCIM
253.722.1441 | laura.fox@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.

Kidder Mathews

POTENTIAL SITE PLAN



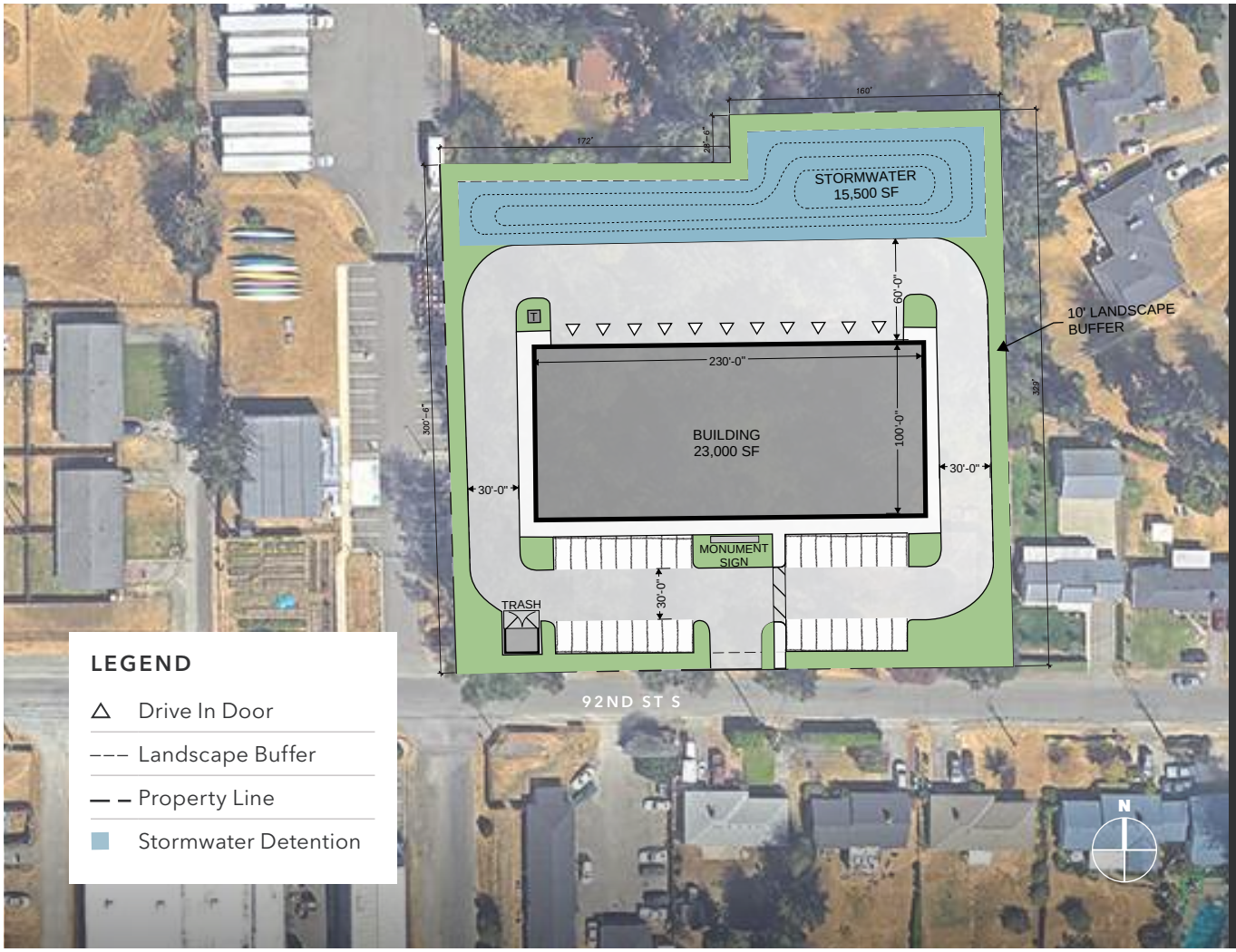
PROPERTY OVERVIEW

USABLE LOT	103,672 SF / 2.4 AC
TOTAL YARD	35,000 SF / 0.8 AC
BUILDING FOOTPRINT	8,400 SF
WAREHOUSE SF	7,200 SF
OFFICE SF	1,200 SF
PROPOSED AUTO PARKING	16
DRIVE IN DOORS	12

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.

Kidder Mathews

POTENTIAL SITE PLAN



LEGEND

- △ Drive In Door
- ––– Landscape Buffer
- — – Property Line
- ■ Stormwater Detention

PROPERTY OVERVIEW

USABLE LOT	103,672 SF / 2.4 AC
BUILDING FOOTPRINT	23,000 SF
WAREHOUSE SF	20,700 SF
OFFICE SF	2,300 SF
PROPOSED AUTO PARKING	34
DRIVE IN DOORS	11

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.

Kidder Mathews



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.

Kidder Mathews