

Space Available

January 2004



(253) 383-6000
 Fax (253) 383-4820
 SchulerPro@aol.com

www.schulerproperties.com

802 Labor Ready Building
 1015 "A" Street
 P.O. Box 2015
 Tacoma, WA 98401-2015



2232 Port of Tacoma Road Tacoma

CBA# 27219, 22950

Available SF:	6,544 +/-	Rate:	\$3,000/month
Divisible:	No	Sale Price:	N/A
Office SF:		NNN:	\$366.00
Loading Doors:	1 grade		
Comments:	Fenced, paved yard, ample parking. Heavy power - former machine shop. Great location, easy access, next door to Tacoma Screw		



2523 Pacific Highway East Fife

CBA# 26601

Available SF:	8,350	Rate:	\$0.40 psf
Divisible:		Sale Price:	N/A
Office SF:	500 +/-	NNN:	
Loading Doors:	1 dock high, 1 grade level		
Comments:	Only one space left. 16-foot clear height, Port of Tacoma, SR 509 visibility, near I-5		



Bardon Enterprises, Suite B 7604 South Tacoma Way, Tacoma

CBA# 20523

Available SF:	4,180	Rate:	\$0.44 psf
Divisible:	No	Sale Price:	
Office SF:	2,160	NNN:	
Loading Doors:	1 grade level		
Comments:	Brand new office with custom reception island. STW signage available. Efficient space, low operating costs, plenty of parking, A/C.		



Bardon Enterprises, Suite E 7604 South Tacoma Way, Tacoma

CBA# 20521

Available SF:	6,000	Rate:	\$0.44 psf
Divisible:	No	Sale Price:	
Office SF:	1,440	NNN:	
Loading Doors:	2 grade level		
Comments:	Exhaust evacuation system plus 2500 square foot shed. Electric gates. End space. 17' ceilings, 960 SF workshop, 30 parking stalls.		



2519 Pacific Highway East Fife

CBA# 22728

Available SF:	3,200	Rate:	\$0.42 psf
Divisible:		Sale Price:	N/A
Office SF:		NNN:	
Loading Doors:	1 grade level		
Comments:	Unit D has a small office with Pacific Highway access and visibility. Great location near I-5, plus SR 509 visibility.		

The 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.

Space Available

January 2004



(253) 383-6000
 Fax (253) 383-4820
 SchulerPro@aol.com

www.schulerproperties.com

802 Labor Ready Building
 1015 "A" Street
 P.O. Box 2015
 Tacoma, WA 98401-2015



2112 - 97th Street E. CBA# 36710
 Tacoma

Available SF:		Rate:	
Divisible:	No	Sale Price:	\$490,000.00
Office SF:	1,600	NNN:	
Loading Doors:	N/A		
Comments:	3.26 acres, 1632 SF office building, tax parcel # 7745001483		



10625 Pacific Avenue S. CBA# 37812
 Tacoma

Available SF:	11,536	Rate:	
Divisible:		Sale Price:	\$860,000.00
Office SF:	3,600	NNN:	
Loading Doors:	3 grade, 1 dock high		
Comments:	Commercial building with warehouse. Retail/offices: 3,600 SF, warehouse: 5,400 SF, metal shop building: 2,535 SF. Fenced yard, 1.77 acres.		



Ostermann & Scheiwe Warehouse CBA# 37100, 26754
 4109 East 192nd Street, Spanaway

Available SF:	110,000 on 17 acres	Rate:	\$0.30 - \$0.35 psf
Divisible:	Yes	Sale Price:	\$4,300,000.00
Office SF:		NNN:	
Loading Doors:			
Comments:	Also for lease: \$30,000/month, or for sale separately: 42,000 SF on 7.5 acres, \$2.2 million, or 60,000 SF on 9.5 acres, \$2.6 million.		



Luhr Jensen Building CBA# 38816, 29684
 1674 Lincoln Avenue, Tacoma

Available SF:	32,200	Rate:	\$0.28 psf blended
Divisible:	Yes	Sale Price:	\$1.3 million
Office SF:	4,000	NNN:	Yes
Loading Doors:	3 grade, 1 dock high		
Comments:	For sale or lease. Fenced paved yard.		

The 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.

Land Available

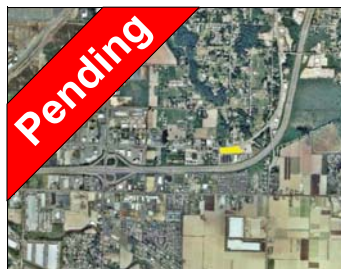
January 2004



(253) 383-6000
 Fax (253) 383-4820
 SchulerPro@aol.com

www.schulerproperties.com

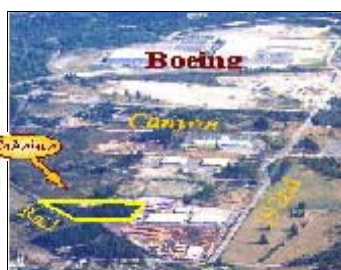
802 Labor Ready Building
 1015 "A" Street
 P.O. Box 2015
 Tacoma, WA 98401-2015



RAI Property **CBA# 34939**
 6708 Pacific Highway E, Tacoma

Available Acreage: 1.88 +/- acres Sale Price: \$995,000.00
 Divisible: Yes
 Zoning: MUD Mixed Use District

Comments: 560 +/- foot frontage on Pacific Hwy, development permits in place for 12,000 SF of buildings, ideal for vehicle sales or equipment rental.



Scheiwe Property @ Fredrickson **CBA# 15489**
 4109 East 192nd Street, Spanaway

Available Acreage: 13 acres Sale Price: \$2.06 psf
 Divisible: No
 Zoning: EC (Employment Center)

Comments: Excellent soils for building, competitive price. Tacoma Rail service available.



1515 Taylor Way **CBA# 22283, 16104**
 Tacoma

Available Acreage: 5.82 Sale Price: \$2,000,000.00
 Divisible:
 Zoning: M3 & S-10

Comments: Waterfront industrial land environmental clean-up completed. Also available for lease. Tacoma Rail switch is in!



Dunayski/Anderson Property **CBA# 33732**
 3307 & 3421 - 70th Avenue E, Fife

Available Acreage: 11 +/- acres Sale Price: \$1,100,000.00
 Divisible: No
 Zoning: Community Commercial

Comments: Great multi-family site, 150 units possible. Bisected by Wapato Creek.



South Tacoma Industrial Park **CBA# 30060, 10521, 27944**
 5202 South Proctor, Tacoma

Available SF: 210,000 (land), 20,000 bldg Rate: 5 Acres/\$5,000/Month, building \$0.29 psf NNN
 Divisible: No Sale Price: \$2,400,000.00
 Office SF: N/A NNN:
 Loading Doors: N/A

Comments: Bargain industrial storage lot & manufacturing space. Entire property, 15 acres with 80,000 SF of buildings, \$2,400,000.00. BNSF Rail available.

The 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.

Land Available

January 2004



(253) 383-6000
 Fax (253) 383-4820
 SchulerPro@aol.com

www.schulerproperties.com

802 Labor Ready Building
 1015 "A" Street
 P.O. Box 2015
 Tacoma, WA 98401-2015



Woodworth Gravel Pit, Fredrickson **CBA# 15488**

19700 - 38th Avenue E, Spanaway

Available Acreage: 44 acres Sale Price: \$1.70 psf
 Divisible: Yes
 Zoning: EC (Employment Center)

Comments: Accessible by Canyon Road near Boeing.
 Tacoma Rail available.



1401 Thorne Road

Tacoma

Available Acreage: 2.75 Sale Price:
 Divisible: No
 Zoning: M-3

Comments: Fenced graveled yard, small office trailer, \$4,500/month NNN,
 available 3/1/04.



2105 - 116th Street South **CBA# 22113**

Tacoma

Available Acreage: 20 +/- Sale Price: \$1,900,000.00
 Divisible: Yes
 Zoning: EC (Industrial)

Comments: Great soils for building. Easy access to I-5 and SR-512



Woodworth Industrial Park **CBA# 31036, 20628**

SE Corner of I-5 & SR 512, Lakewood

Available Acreage: 1 Sale Price: \$3.50 psf
 Divisible:
 Zoning: Clear Zone and
 Air Corridor 1

Comments: Build-to-suit. All utilities to each lot, SR 512 visibility. Two lots
 left.

The 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.