

Space Available

October 2003



(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

CBA# 27219

Tacoma

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

CBA# 26601, 26602, 26603

Fife

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

CBA# 20523

7604 South Tacoma Way, Tacoma

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

CBA# 20521

7604 South Tacoma Way, Tacoma

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

CBA# 23455

Fife

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.		

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2112 - 97th Street E.
Tacoma

CBA# 36710

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.
Tacoma

CBA# 37812

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
4109 East 192nd Street, Spanaway

CBA# 37100, 26754

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.		

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Land Available

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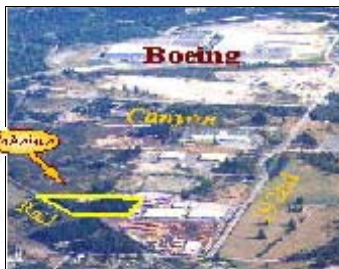


RAI Property **CBA# 34939**

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**

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**

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
 Office SF: N/A Sale Price: \$2,400,000.00
 Loading Doors: N/A NNN:

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

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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.



East 7th & "F" Street

Tacoma

Available Acreage: 42,000 square feet Sale Price: For sale or lease
Divisible: No
Zoning: M-3

Comments: Square, fenced industrial site. Recently cleared and graded.
UP Rail service available.



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