

## Market Update & Space Available – October 2004

### Schuler Properties

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[**available**] 3301-3323 South Lawrence St.: For Sale (\$2,150,000.00), approx 60,000 sq ft currently fully leased; up to 30,000 sq ft is available for lease in 2005. Sprinkled, has excellent truck loading and plenty of extra room for parking. [**lease/sale**]

[**available**] 1674 Lincoln Avenue: 1.8 acres of land, 32,000 sq ft warehouse, for sale (\$1,300,000.00), for lease (\$9,000.00/mth NNN). [**lease/sale**]

[**available**] 740 Main Street, Buckley: 4,500 sq ft lot, 3,100 sq ft office in 4,600 sq ft building. Vacant Medical Office located just off Highway 410 on Main Street. For lease (\$3,800.00/mth NNN) or for sale (\$390,000.00). [**lease/sale**]

[**available**] 20102 Mountain Highway, Spanaway: 10+ acres for sale (\$1,800,000.00), 100' frontage, zoned MUD/MSF. [**sale**]

[**available**] 2521 Pacific Highway: 15,000 sq ft for lease (\$6,000.00 blended). [**lease**]

[**available**] 2523 Pacific Highway: Great location near I-5, Port of Tacoma, SR-509 visibility, 8,350 sq ft with dock high & grade level loading, 16' clear height, for lease (\$0.40 psf). [**lease**]

[**available**] RAI property/6708 Pacific Highway: 1.88 acres, 560' frontage (+/-), development permits in place for 12,000 sq ft of building, zoned MUD, for sale (\$995,000.00). [**sale**]

[**available**] 642 SE Pine Rd, Port Orchard: Available for lease (\$2,500.00/mth NNN), this acre of ground with a main building of 1,536 sq ft has an additional 800 sq ft shop and is centrally located between Gig Harbor and Port Orchard. Possible Sale option. [**lease**]

[**available**] 5202 S. Proctor/South Tacoma Industrial Park: 6,279 sq ft manufacturing space, 1,500 +/- sq ft office, \$0.29 psf NNN, additional yard available. [**lease/sale**]

[**available**] South Tacoma Industrial Park/5202 South Proctor: 5 acres for lease(\$5,000.00/mth), BNSF rail available. 15 acres total. For sale (\$2,400,000.00). [**lease/sale**]

[available] 1904 STEWART STREET: Sale (\$450,000.00) or Lease (\$3,200.00/mth NNN). 5,800 sq ft bldg, 7,800 sq ft rentable. [lease/sale]

[available] 6240 South Tacoma Way: Former auto body shop, includes a spray booth, air line distribution, small office and has an illuminated sign on South Tacoma Way. 11,000 sq ft for lease. (\$4,400.00/mth) or sale (\$550,000.00). 3 roll up doors, 10-12' ceiling height, 100' frontage on South Tacoma Way. [lease/sale]

[available] 8202 South Tacoma Way: 6,000 sq ft available for sublease (\$3,400.00/mth NNN). One dock high door, three dock high positions and one grade level door, this facility provides a good space for industrial or manufacturing use. [lease]

[available] 1515 Taylor Way, Tacoma: 5.82 acres, industrial waterfront, Waterfront industrial land environmental clean-up completed, M3 & S10 zoning, Lease (\$15,000.00/mth NNN) or Sale (\$2,100,000.00), site has been de-listed by DOE! [lease/sale]

[available] 1801 Taylor Way: 27,000 sq ft, 1-acre yard, heavy industrial zoning, cross-dock, 50-foot exterior covered dock. For Lease (\$6,500.00/mth) Up to 6 acres of yard/parking available for additional charge. [lease]

[available] Woodworth Gravel Pit, Frederickson: 44 acres, EC zoning, Sale price (\$ 3,250,000). Permit for gravel mining and crushing is in place. Great soils, rail & sewer adjacent to site. [sale]

[available?] East 7<sup>th</sup> & F Street, Tacoma: Square, fenced industrial site, recently cleared and graded, 42,000 sq ft, M3 zoning, sale, UP Rail Service available. [lease/sale]

*[in contract] 38<sup>th</sup> STREET OUTBACK PLAZA 3121 S. 38<sup>th</sup> St.: For Sale, fully-leased retail center, offered for \$3,400,000.00. Easy access to I-5, close proximity to Tacoma Mall, 4.5 acres, 46,000 sq ft of buildings. (Goodwill Store is not included in sale). [sale]*

*[leased] 2519 Pacific Highway: 3,200 sq ft, \$1,400.00 blended.*

*[leased] 407 Porter Way: Graveled yard, two office trailers, zoned M-1, 3 acres for lease (\$4,500.00/mth NNN).*

*[leased] 1801 Taylor Way: 10,000 sq ft truck shop, \$4,000.00/month.*

*[leased] 1401 Thorne Road land: 2.75 acres for lease(\$4,500.00/month NNN), Port of Tacoma area, fenced, graveled yard, small office trailer, zoned M-3..*

*[sold] 4109 192<sup>nd</sup> Street East: 110,000 total sq ft on 30 acres, for sale (\$5,300,000.00) or lease (\$30,000.00/month). & Scheiwe property Frederickson: 13 acres, EC zoning, \$2.06 psf sale price, Tacoma Rail service available.*

*[sold] Woodworth Industrial Park, Lots 21 & 22: 1-2 acres available, EC zoning, \$3.50 psf sale price.*

*[sold] Dunayski/Anderson property, Fife: 11 +/- acres, Community Commercial zoning (apartment site), \$1.1 million.*

*[sold] 2105 – 116<sup>th</sup> Street S., Tacoma: 20 +/- available acres, divisible, \$1,900,000.00 sale price.*

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