

Available Properties For Sale

May 2007







The Industrial Facility Solution™

1109 'A' Street, Suite 6 ~ P.O. Box 2015 ~ Tacoma, WA 98401-2015

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(253) 383-6000

Status	Building/Location	property uses	Sales Price	bldg sf	land sf	acres	zoning	Comments	Listing Agent	parcel #
available	 J&M Properties Building 1970 Milwaukee Way Tacoma, WA 98421 CBA listing #52112	industrial	\$1,165,000	15,000	49,222	1.13	PMI	PRICE REDUCTION. Rare Port of Tacoma location with great access. This 1.13 acre site has approx. 15,000 sf of building, with heavy power. Extra yard for storage. Close proximity to I-5.	Brandon Gates Theron Meier	6970000070
available	 Marine View Property 4110 East 11th Street Tacoma, WA 98421 CBA listing #51172	industrial land	\$1,300,000	5,119	125,888	2.89	M-2	Just shy of 3 acres, located in the Port of Tacoma, Outside storage is permitted. Over 5,000 sf warehouse/office. Owner financing is a possibility. Access from E.11th St. & Marine View Dr.	Brandon Gates Christian Mattson	0321262062 0321262136
new	 Revchem Property 1132 Thorne Road Tacoma, WA 98421 CBA listing #52970	industrial	\$1,350,000	13,950	62,150	1.43	PMI	Great investment opportunity in the Port of Tacoma. Current tenant occupies the entire property thru February 2010, w/annual CPI increases. Property consists of three separate tax parcels.	Brandon Gates Christian Mattson	6965000502 6965000503 6965000504
available	 525 East 15th Street "Bokay To Go" Tacoma, WA 98421 CBA listing #51840	industrial	\$2,300,000	18,000	69,696	1.60	S-8	Rare Port of Tacoma building. Rail-served with fenced yard. For sale or lease.	Theron Meier Christian Mattson	0320041053

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new	753 108th St S Tacoma, WA 98444 CBA listing #52964	retail office multi-family	\$379,950	5,808	9,000	0.21	MSF	Here is a fully leased investment, priced to sell! Please do not disturb tenants, drive-by only. Seller is licensed real estate agent in the State of WA. No sign or keybox at property. Offers subject to inspection.	Brandon Gates	6260001310
pending	 CBA listing #52460	land use: Office Retail	\$500,000	*BTS 8,000	20,000	0.46	C-1	For sale/lease: 8,000sf build-to-suit/office/retail near Cheney Stadium, Lowes/Home Depot & Hwy 16 off-ramp, across street from Shell Station. 15-25,000 car count per day. Excellent auto-related business. Corner lot on busy intersection. PLEASE DO NOT DISTURB TENANT.	Kimberly Smart	543000633 6445100038
pending	 CBA listing #52216	land	\$850,000	0	48,787	1.12	C-2	The last acre of retail land with frontage on I-5. Corner, rectangular, level lot. Located at the corner of S. 82nd & Hosmer, adjacent to Value Village & Hampton Inn.	Kimberly Smart Brandon Gates	0320326093
available	 CBA listing #52093	multi-family	\$899,995	10,000	6,500	0.15	NCX	Located in the "heart of Tacoma" close to Theatre District, UW, Hospitals & Court House. Corner lot with territorial views! Generous parking!	Kimberly Smart	2009200010
available	 CBA listing #51069	retail owner-user multi-tenant investment	\$950,000	6,840	45,625	1.05	CIX	Former WA State Patrol Headquarters. 45,625sf site w/ 6,840 sf masonry bldg & 1,560 sf metal whse. 100-ft cell tower on site. Excellent access, visibility, high car count site. Close to I-5 and Tacoma Mall.	Kimberly Smart Brandon Gates	9710001222

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available	Windmill Saloon 2324 Meridian Ave E Edgewood, WA 98371 CBA listing #51461	retail	\$360,000	1,746	12,400	0.28	TC	Excellent opportunity in the City of Edgewood, located on Meridian Ave. Perfect for a retail or office user, many options.	Brandon Gates Christian Mattson	0420091016
available	 6902 176th Street E Puyallup, WA 98374 CBA listing #50794	land use: Office Retail Industrial	\$417,000	*BTS 8,000	42,000	0.96	EC	Current owner approved to build 8,000 sf warehouse with yard. Raw land, ready to develop; utilities to site. 176th to be a major thru fare to I-5 via proposed cross-base hwy. Good location with car count.	Kimberly Smart	0419311701
pending	 Woodworth Pit at Frederickson 19700 38th Ave E Spanaway, WA 98387 CBA listing #15488	land use: industrial other	\$5,750,000	0	1,916,640	44.00	EC <i>Industrial</i>	Permit for gravel mining and crushing is in place. Great soils, rail & sewer adjacent to site.	Raymond Schuler	318024014
available	 Elk Plain 20102 Mountain Highway Spanaway, WA 98387 CBA listing #49587	land use: office multi-family retail, other	\$6,800,000	0	753,588	17.30	MUD	Owners will lease, build-to-suit, or sell the whole site. 14+ usable acres at Mountain Highway & 8th Ave E, located across from Walmart. Can accommodate 70K sf retail. Sewer is available.	Theron Meier Kimberly Smart Raymond Schuler	0318044020 0318044073
	 Cascade Park of Industry Spanaway, WA 98387							for sale, lease or build-to-suit. 100,000-970,000 sf available.	Raymond Schuler Theron Meier Brandon Gates Christian Mattson	

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available	 503 SW Riverside Drive Chehalis, WA 98532 CBA listing #52028	land use: Office Retail Other	\$2,000,000	0	2,471,158	56.73	general coml.	Over 56 acres in the City of Chehalis w/close proximity to I-5. Water & sewer are at the site. Zoned General Commercial, allowing for lots of possibilities.	Brandon Gates Christian Mattson	005827000000 005825000000
back on market	 Industrial Land 19XX Bishop Road Chehalis, WA 98532 CBA listing #49224	land use: industrial	\$2,175,000	0	1,089,000	25.00	light industrial	25 acres zoned light industrial, adjacent to the Port of Chehalis. Close to Chehalis Industrial Park & I-5. Water & sewer are at the site.	Brandon Gates Theron Meier	017867010000
	 2001 Bishop Road Chehalis, WA	land	\$525,000	0	263,100	6.04			Brandon Gates Theron Meier	

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available	 525 East 15th Street "Bokay To Go" Tacoma, WA 98421 CBA listing #48723		\$11,000/mth, NNN	17,856	32,125	0.74	S-8	Rare Port of Tacoma building for lease. Rail served with extra yard available. Fenced yard. For sale or lease.	Theron Meier Christian Mattson Brandon Gates	0320041053
available	711 East 11th Street Tacoma, WA 98421 CBA listing #55320		\$12 psf, NNN	6,718				Owner will negotiate TI package. Broadband available.	Christian Mattson Brandon Gates	8950000558
	 1703 Portland Avenue Tacoma, WA			4,700				4,700 sf office/warehouse plus additional storage.	Brandon Gates Kimberly Smart	
available	501 East 34th Street Tacoma, WA	warehouse		1,300-3,000				two warehouse spaces north of the Tacoma Dome. Grade level doors.	Kimberly Smart	
new	 2301 Lincoln Avenue "NW Wire Rope" Tacoma, WA	industrial warehouse	\$7,000, NNN	17,000			PMI	13,000 sf yard	Theron Meier Brandon Gates	6965000470

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available	 CBA listing #49985	Furniture Liquidation Center (FS Harmon building) 2926-2929 S. Steele Street Tacoma, WA 98409	\$6,000/mth gross + electricity & H2O	16,000				First floor space with 1 grade level and 2 loading doors.	Christian Mattson Brandon Gates	0320074008
new	 CBA listing #57817, 57820, 57821	Hertz 7014 6th Avenue Tacoma, WA 98406	industrial retail retail	\$0.98/sf/mo, NNN	6,208				Theron Meier	448500840
available		State Trooper Building 3737 S. Puget Sound Tacoma, WA 98409	retail		6,840	45,625	1.05	former WA State Patrol Headquarters. 45,625sf available with 6,840 sf masonry bldg & 1,560 sf metal whsee. 100-ft cell tower on site.	Kimberly Smart Brandon Gates	
available		South Tacoma Industrial Park 5202 S. Proctor Tacoma, WA 98409	manufacturing space & office	\$0.29/sf, NNN	6,000 + 1,500			6,000+ sf manufacturing space with 1,500+/- sf office. Additional yard available.	Theron Meier	
available		South Tacoma Industrial Park 5202 S. Proctor Tacoma, WA 98409	land				5.00	Five acres of yard available for \$10,000/mth, NNN, or \$2,500/acre, NNN, in pieces.	Theron Meier	

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available	 CBA listing #52365	20102 Mountain Hwy E Spanaway, WA 98387						Owners will build-to-suit.	Theron Meier	0318044020
available <i>proposed</i>	 CBA listing #56520	Cascade Park of Industry Spanaway, WA 98387		980,000 divide to 100,000				Panattoni Development Co. developing for sale, lease or build- to-suit. 100,000-980,000 sf available.	Raymond Schuler Theron Meier Brandon Gates Christian Mattson	
available	 CBA listing #55355	Washington Rhubarb 1706 Puyallup Street Sumner, WA 98390	\$0.50-\$0.65 psf/mo, NNN	11,920 divide to 1,500				Great for contractor or light manufacturing. USDA class facility for food processing. Heavy power. Dock & grade level loading with yard.	Theron Meier Christian Mattson Kimberly Smart	9675000061
available	 CBA listing #54891	Puget Sound Christian Center 4020 S. 56th Street Tacoma, WA 98409	\$10-\$12	13,125, divide to 2,000				Storage - freight - shipping. Central Tacoma location.	Theron Meier Christian Mattson	4695000862
<i>pending proposed</i>	 CBA listing #46085. 46119	3105 S. Tyler (Center & Tyler) Tacoma, WA 98409	\$22-\$28 psf, NNN	BTS* 8,000 divide to 2,000	20,000	0.46		For Sale/BTS/lease: 8,000sf build- to-suit for office/retail use, near Cheney Stadium, Hwy 16 off- ramp, across street from Shell Station. 10-20,000 car count per day. Excellent auto-related business.	Kimberly Smart	5430000633

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available	Bridgeport Professional Center 11318 Bridgeport Way SW Lakewood, WA 98499	Office Retail	\$16 psf, NNN	1,500-3,000				High visibility location. Excellent for retail/office user. Two blocks from I-5. Across the street from St. Clare Hospital, minutes to City Hall. Excellent street access & visibility & plenty of parking - bus stop at the corner.	Kimberly Smart	0219111082
	CBA listing #46082, 46118									
available	Clover Park Professional Square 10828 Gravelly Lake Dr SW Lakewood, WA 98499		\$14 psf, plus electricity	550-2,000				Located in the center of Lakewood's Business District. There is a beautiful inner courtyard which all offices surround. DSL/high speed access is available.	Kimberly Smart	3105000081
	CBA listing #46084									

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