

FOR LEASE

INDUSTRIAL HEADQUARTERS / CORPORATE CAMPUS OPPORTUNITY

502 54th Ave E Fife, WA 98424



OFFERING SUMMARY

Lease Rate:	\$12.00 + NNN
NNN Estimate:	\$4.65/SF/Year
Building Size:	6,816 SF Approx.
Divisible:	3,000 SF
Lot Size:	0.89 Acres
Year Built:	1984
Renovated:	2011
Zoning:	Industrial
Occupancy:	Immediate
Parking Stalls:	48
Traffic Counts:	15.9k VPD
Condition:	New Roof & HVAC

A RARE INDUSTRIAL HEADQUARTERS OPPORTUNITY

Position your company in one of the Puget Sound region's most strategic industrial locations. This freestanding office facility is located in the heart of Fife's industrial corridor, minutes from the Port of Tacoma, Interstate 5, SR-509, and SR-167. The property offers exceptional visibility, abundant parking, and a highly functional office configuration ideally suited for headquarters, administrative, operational, or training uses.

Unlike conventional office buildings, this property combines industrial zoning with a professional office environment, making it an ideal solution for companies that need office space close to operations, fleet facilities, warehouses, contractors, ports, or transportation infrastructure. Ready for immediate occupancy or reconfigure to meet the operational needs. The existing office-heavy layout is particularly well suited for organizations requiring a large number of private offices.

Visibility: Prominent Corner Location with Freeway Exposure | Minutes to Port of Tacoma, I-5, SR-509 & SR-167

Additional Opportunity: Adjacent 31,600 SF undeveloped yard potentially available

Permitted uses: Please [click here](#) to access City of Fife Municipal Code

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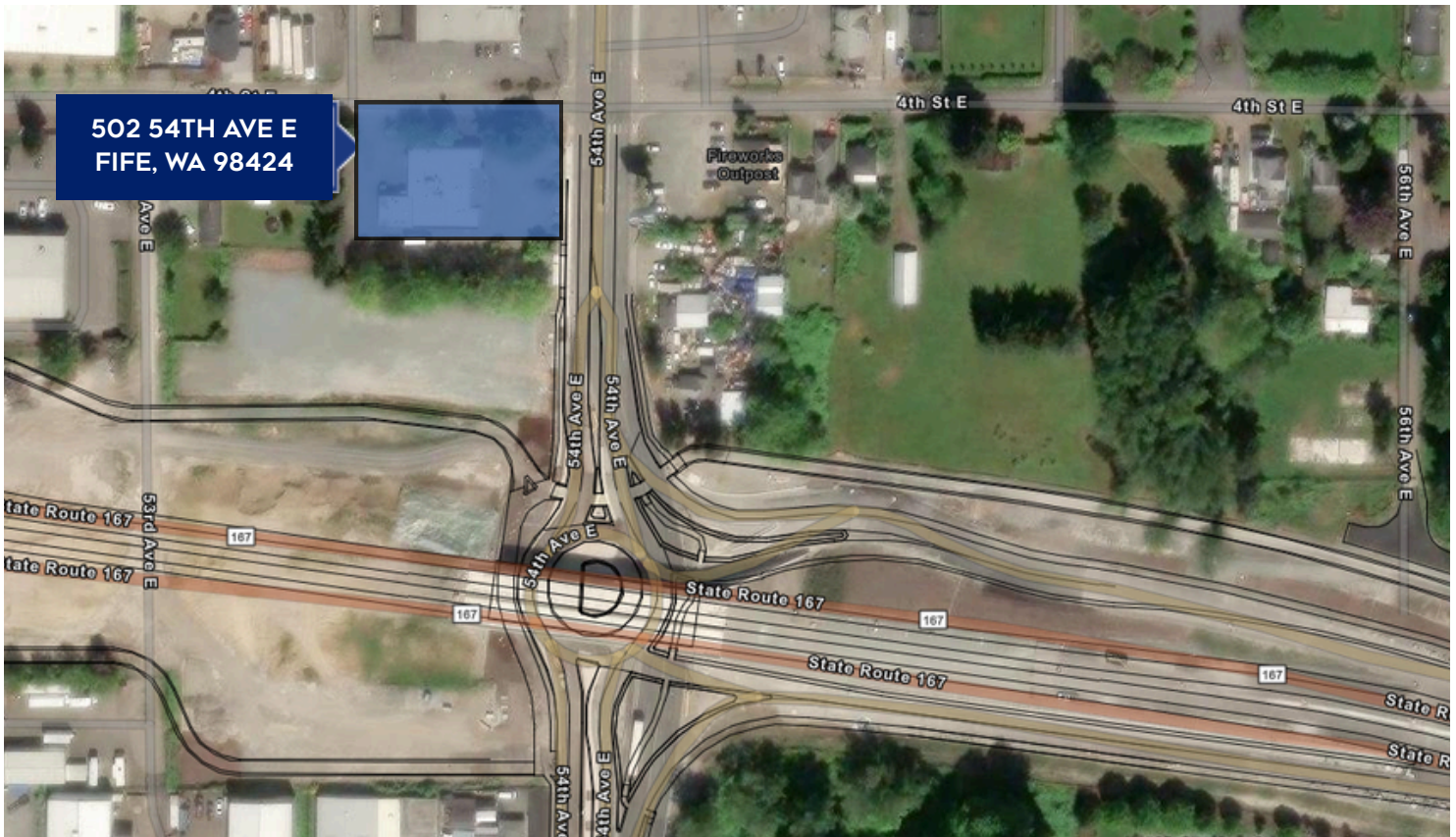


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LOCATION-LOCATION-LOCATION

LOCATION ADVANTAGES

- PORT OF TACOMA - Minutes Away
- INTERSTATE 5 - Immediate Access
- SR-509 - Direct Connection
- SR-167 - Existing Access Plus Future Interchange Improvements
- SEA AIRPORT - Approximately 20 Minutes
- SOUTH PUGET SOUND - Central Regional Location

EXISTING IMPROVEMENTS

The existing layout includes:

- Numerous Private Offices
- Reception Area
- Conference Rooms
- Team Work Areas
- Training / Meeting Spaces
- Flexible Work Areas
- Abundant Parking

IDEAL USERS

- Industrial Headquarters
- Corporate Campus
- Administrative Operations Center
- Training Facility
- Government Office
- Contractor Headquarters
- Engineering Firms
- Utility Contractors
- Environmental Consulting Firms
- Equipment Sales/Rental
- Transportation Companies

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ADJACENT TO PROPOSED FUTURE SR-167 / 54TH AVE E INTERCHANGE

TRANSPORTATION ADVANTAGE

SR-167 / 54th Avenue E Interchange
The property is located immediately adjacent to the SR-167 interchange improvements at 54th Avenue E, creating significantly enhanced regional access and visibility.

BENEFITS

- Direct access near 54th Avenue E interchange
- Increased visibility along a major transportation corridor
- Enhanced connectivity to the Port of Tacoma
- Improved access to I-5, SR-509, and SR-167
- Long-term infrastructure investment benefiting surrounding properties

Interchange improvements are based on current planning concepts and are subject to governmental approvals and project implementation.

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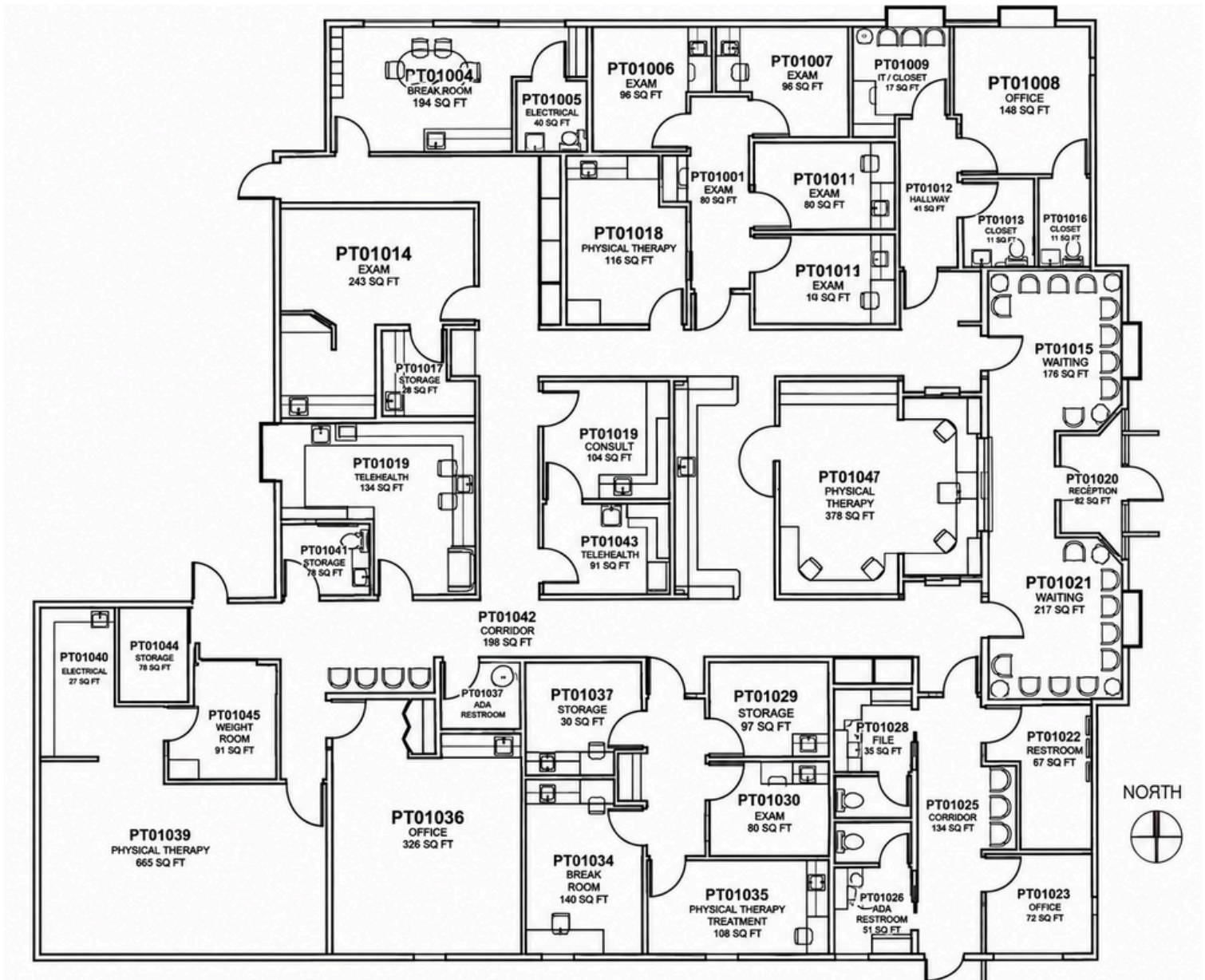


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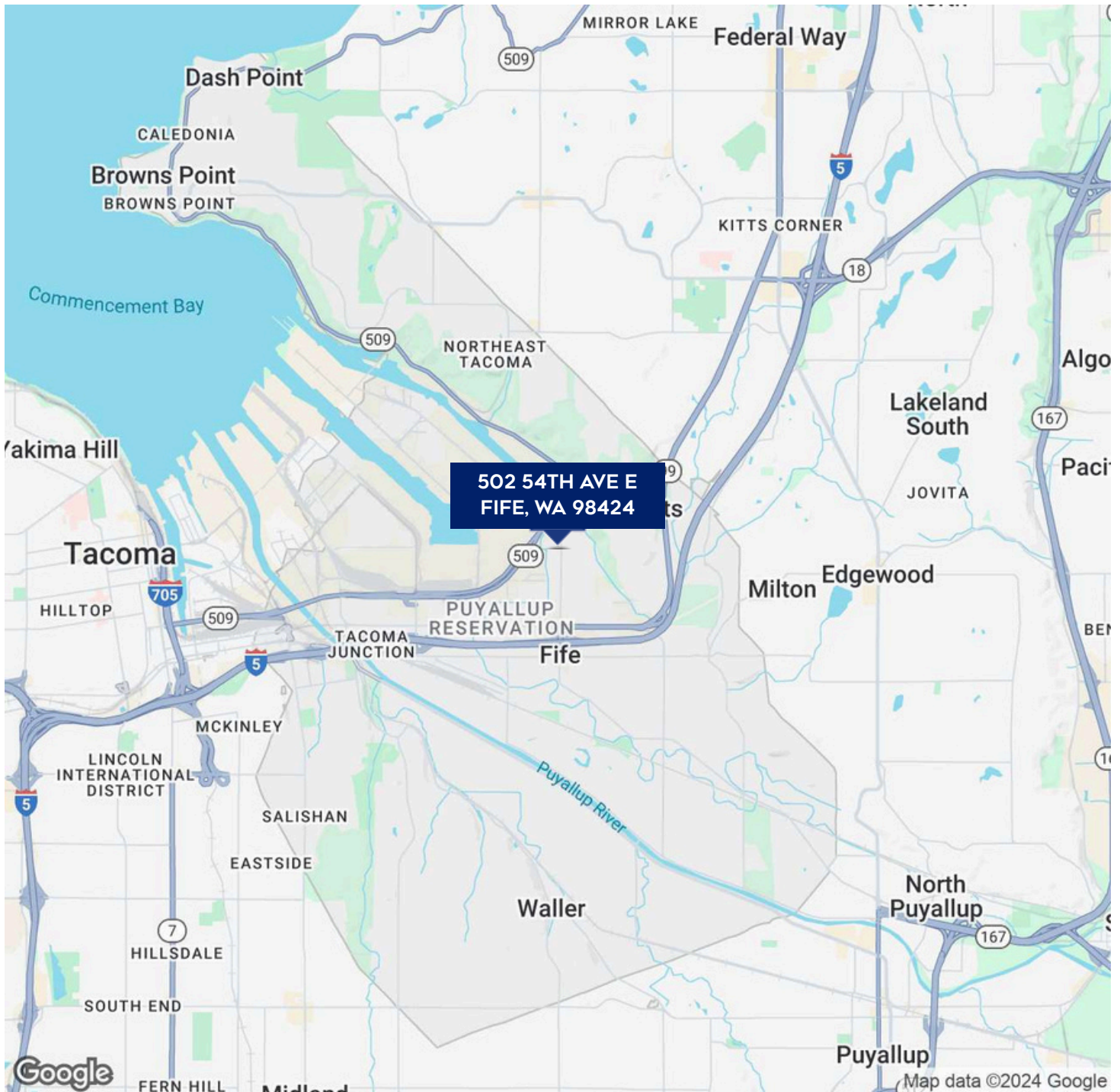


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