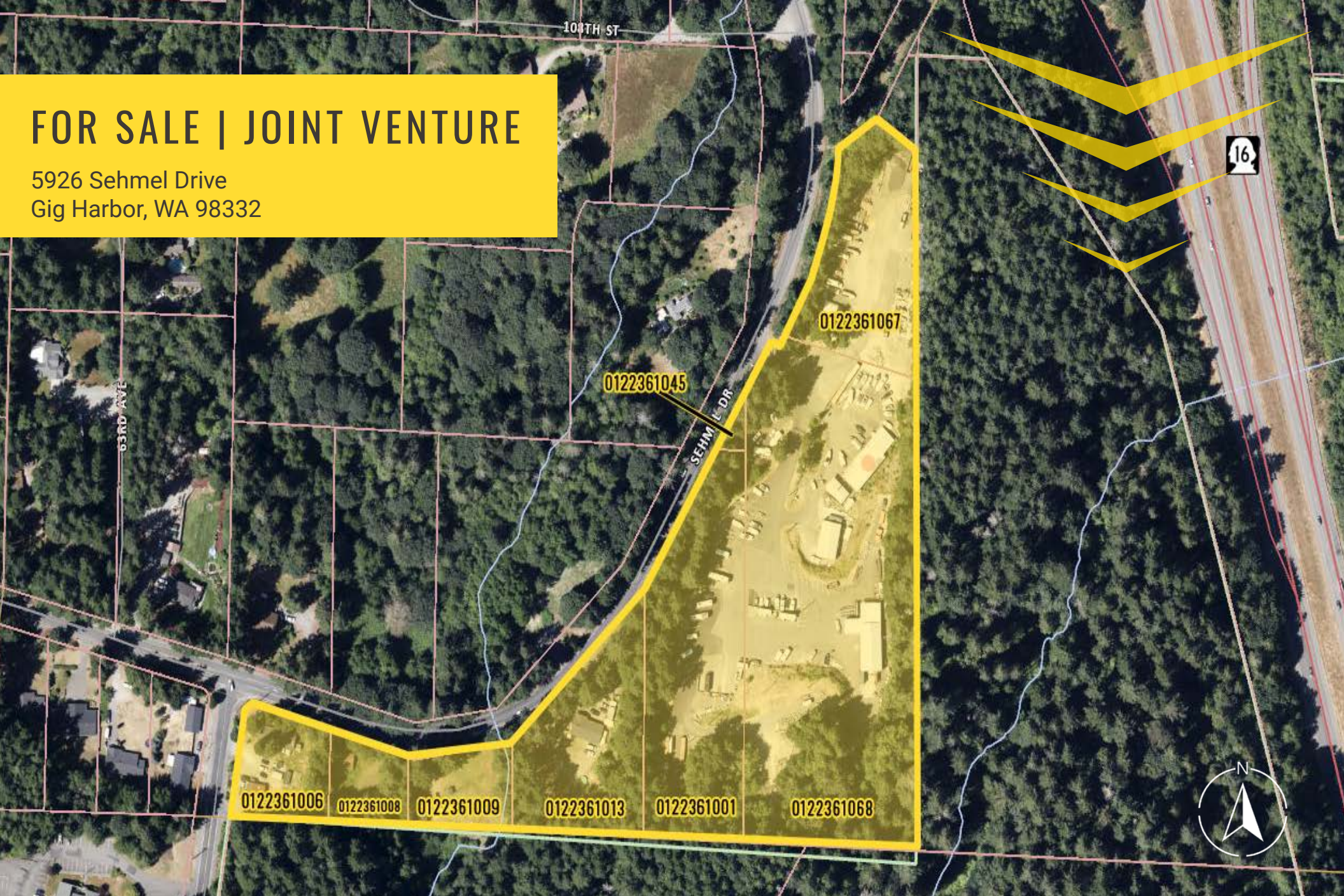


FOR SALE | JOINT VENTURE

5926 Sehmel Drive
Gig Harbor, WA 98332



SEHMELE BUSINESS PARK

Lisa Tallman

First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

SEHMEL BUSINESS PARK The "Subject Property" is a 622,741 square foot site proposed for an industrial development known as Sehmel Business Park. The proposed Business Park consists of five industrial buildings at the center of the site, a retail coffee endcap and gas/c-store, all totaling 80,429 ± square feet.

FOR SALE / JOINT VENTURE

- Proposed 75,180 ± SF of Industrial
- Proposed 5,069 ± SF of Retail
- Existing Income Producing Tenants on Site
- Located 2 minutes from interchange to SR-16
- Conceptual Plans Below
- Contact Broker for Full Details



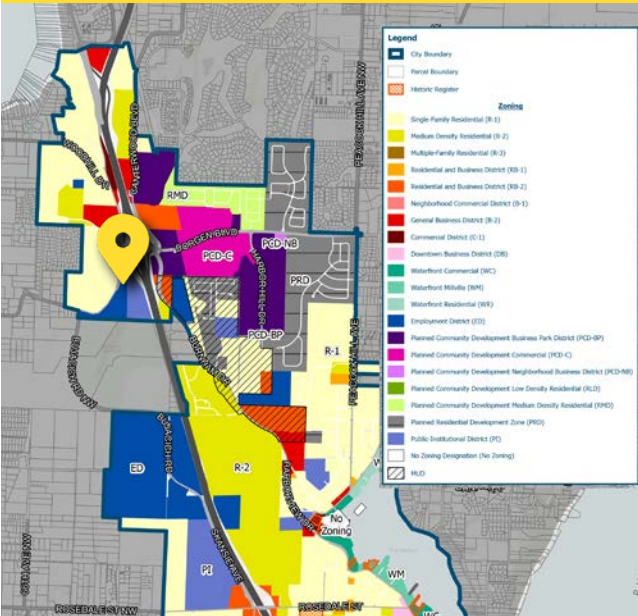
PARCEL NUMBERS

- 0122361067 (separate acquisition)
- 0122361068
- 0122361045 (separate acquisition)
- 0122361001
- 0122361013
- 0122361009
- 0122361008
- 0122361006

SUMMARY

Property Name	Sehmel Business Park
Opportunity Type	Development/Re-purpose
Address	5926 Sehmel Drive
Total Land Area	14.296 Acres
Zoning	ED (Employment District)
Jurisdiction	City of Gig Harbor
Land Value	\$10.00 PSF
Traffic Counts	8,355 ADT (2023)

ZONING



- **Zoning Employment District (ED)**
The employment district is intended to enhance the city's economic base by providing suitable areas to support the employment needs of the community. Please Click [HERE](#) for More Information on Zone.

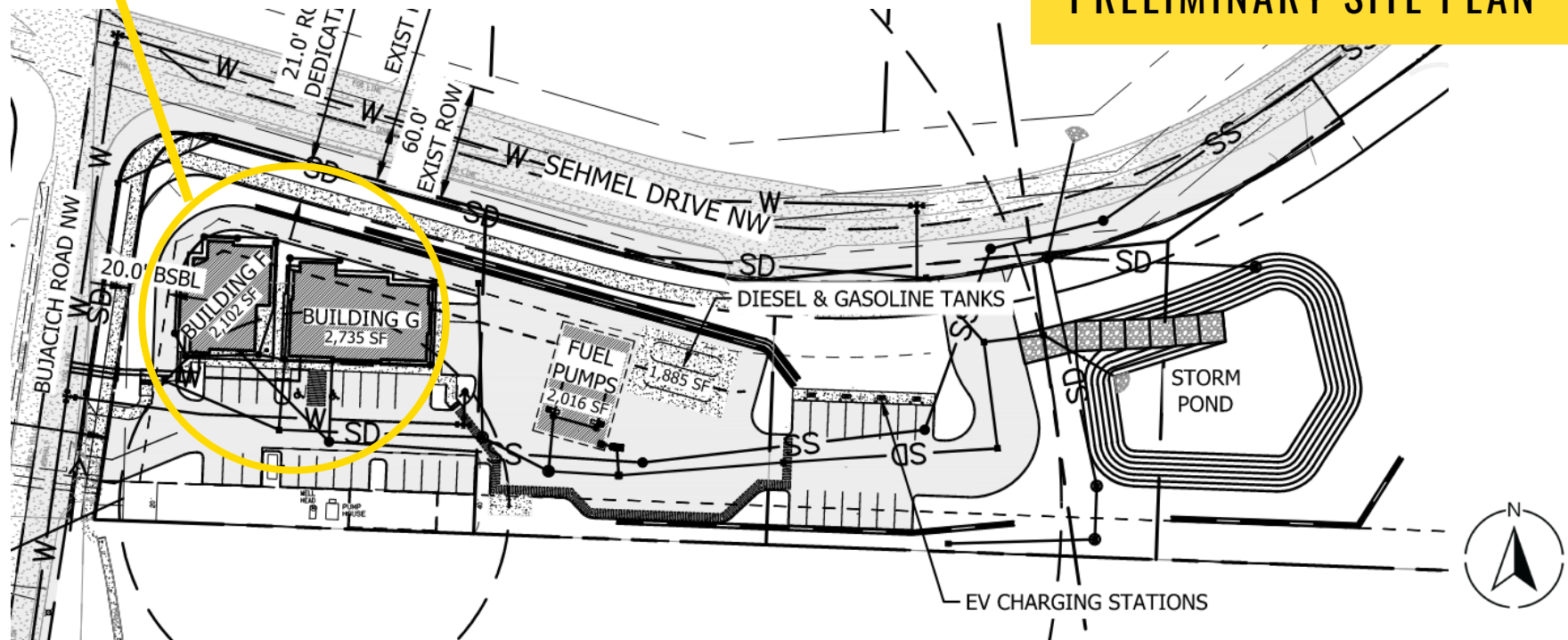
*RENDERING



**WESTERN PARCEL -
INTERSECTION OF
SEHMEL & BUJACICH DR**

SUMMARY

PRELIMINARY SITE PLAN



DEMOGRAPHICS

POPULATION

Mile 1	5 Min DT	10 Min DT
4,986	51,698	199,093

AVERAGE HH INCOME

Mile 1	Mile 3	Mile 5
\$166,205	\$173,940	\$154,018

DAYTIME POPULATION

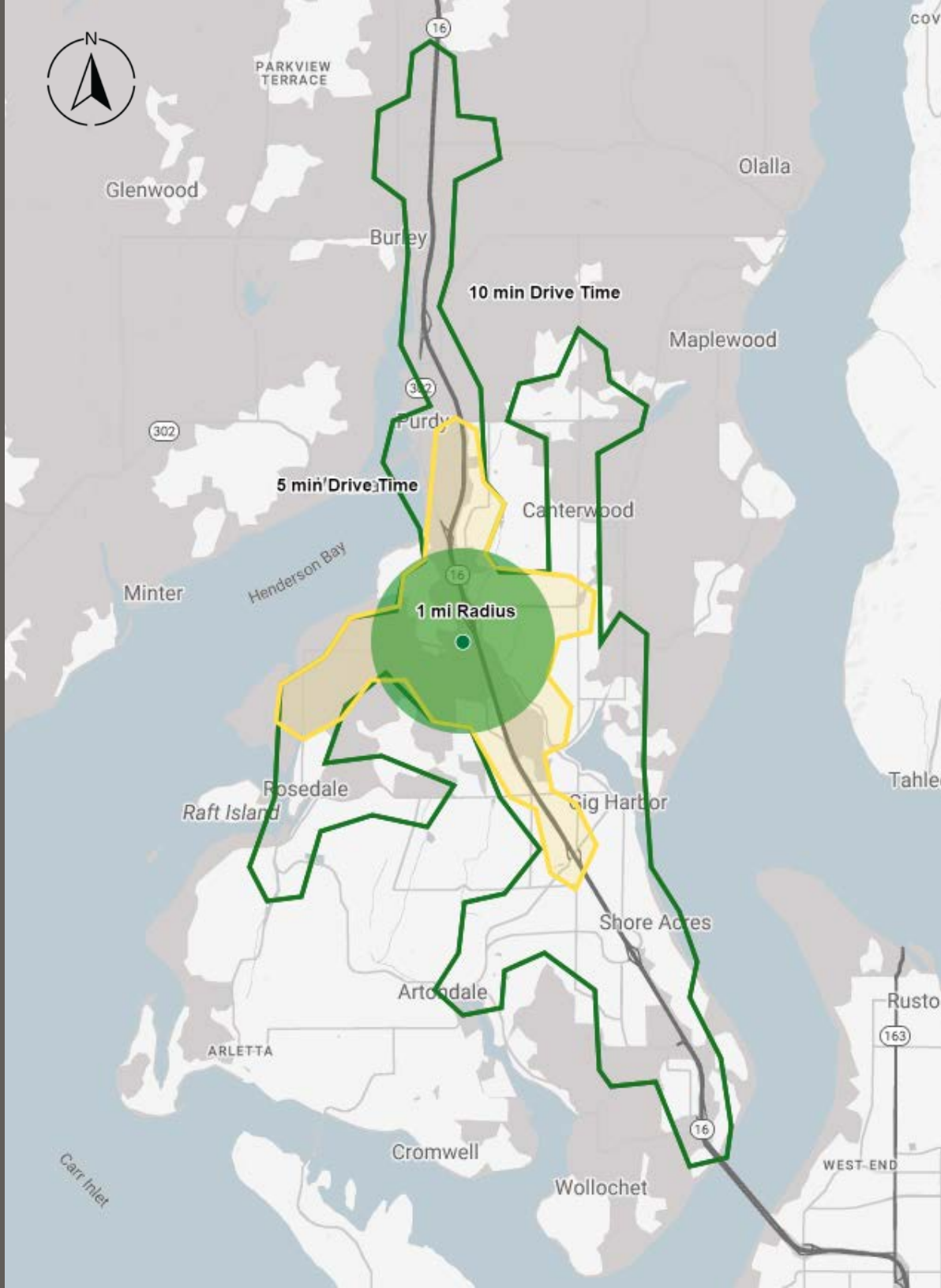
Mile 1	Mile 3	Mile 5
2,366	16,469	53,582



25 MINUTES TO BREMERTON

20 MINUTES TO TACOMA

DEMOGRAPHICS



SUMMARY



GHI Franciscan Health

verizon
SUBWAY Great Clips
DESERT SUN GNC

Albertsons

State Farm FAMOUS LOCAL STARBUCKS

Walgreens

indigo 100

HERON'S KEY AT GIG HARBOR

Office depot OfficeMax petco

Costco

Costco WHOLESALE

THE HOME DEPOT

AlaskaUSA

the Y

GIG HARBOR LITTLE LEAGUE FIELDS

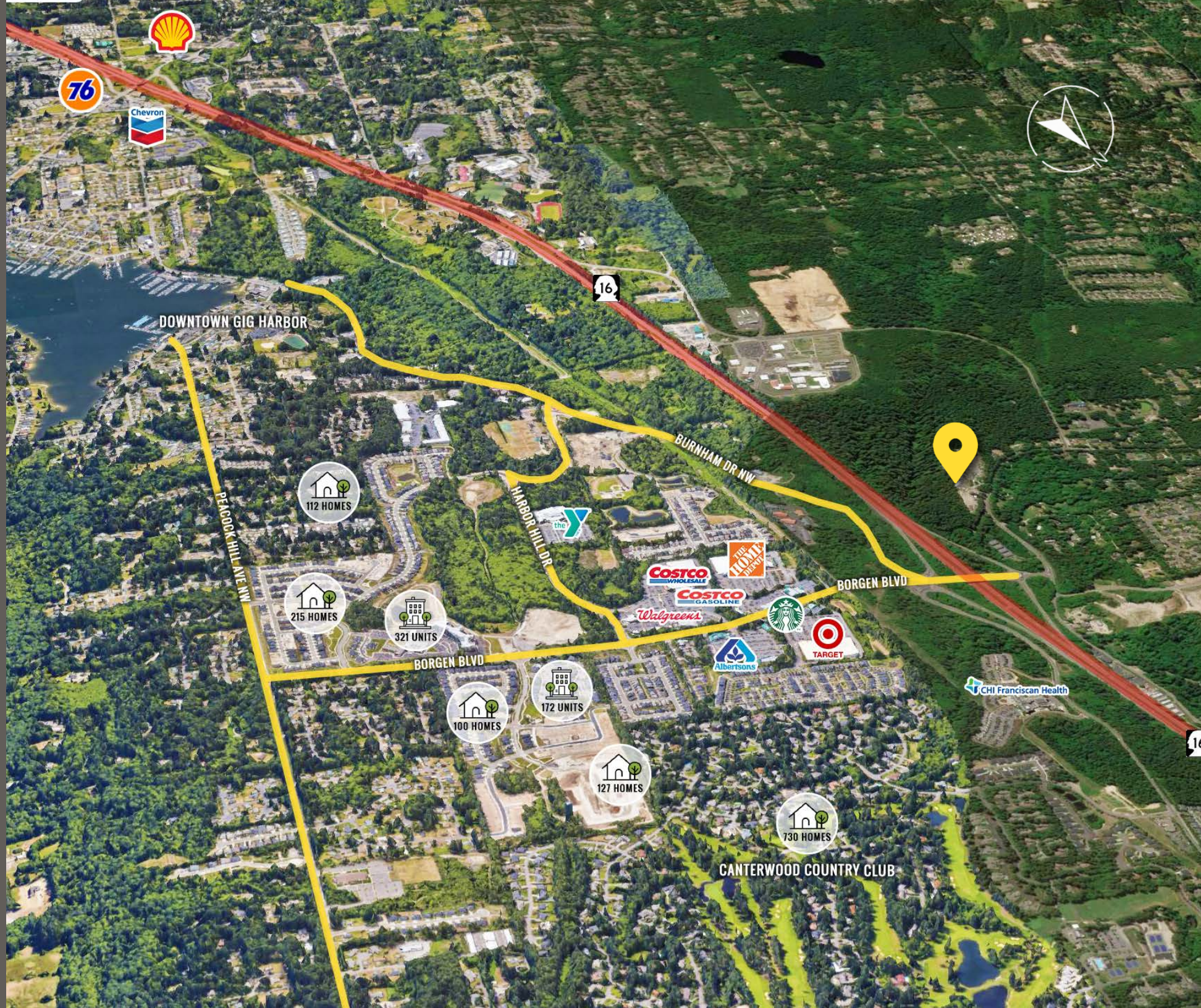
HARBOR HILL DRIVE

MCCORMICK FOREST PARK

ROTARY BARK PARK

WA Corrections

LOCATION AERIAL



76



DOWNTOWN GIG HARBOR

16

PEACOCK HILL AVE NW

112 HOMES

HARBOR HILL DR

BURNHAM DR NW

215 HOMES

321 UNITS

COSTCO WHOLESALE
COSTCO GASOLINE
Walgreens

BORGEN BLVD

BORGEN BLVD

100 HOMES

172 UNITS

127 HOMES

CANTERWOOD COUNTRY CLUB

730 HOMES



CHI Franciscan Health



GIG HARBOR, WA is both a bay on the Puget Sound and a harbor town that has been named one of the Smithsonian Magazines Top Five Small Towns for culture, heritage and charm. Its unique location, close to metropolitan centers, yet positioned on a quiet, beautiful and historic peninsula - provides visitors and residents with excellent site-seeing, history, culture, dining, shopping and more.

TACOMA | KIRKLAND | SEATTLE | PORTLAND



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

LISA TALLMAN

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lisa@firstwesternproperties.com



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