

10,000 SF COLD STORAGE, WAREHOUSE AND OFFICES  
FOR SALE: \$2,900,000



2511 70TH AVE WEST  
TACOMA, WA 98466

CBRE

LEASED INDUSTRIAL  
INVESTMENT SALE

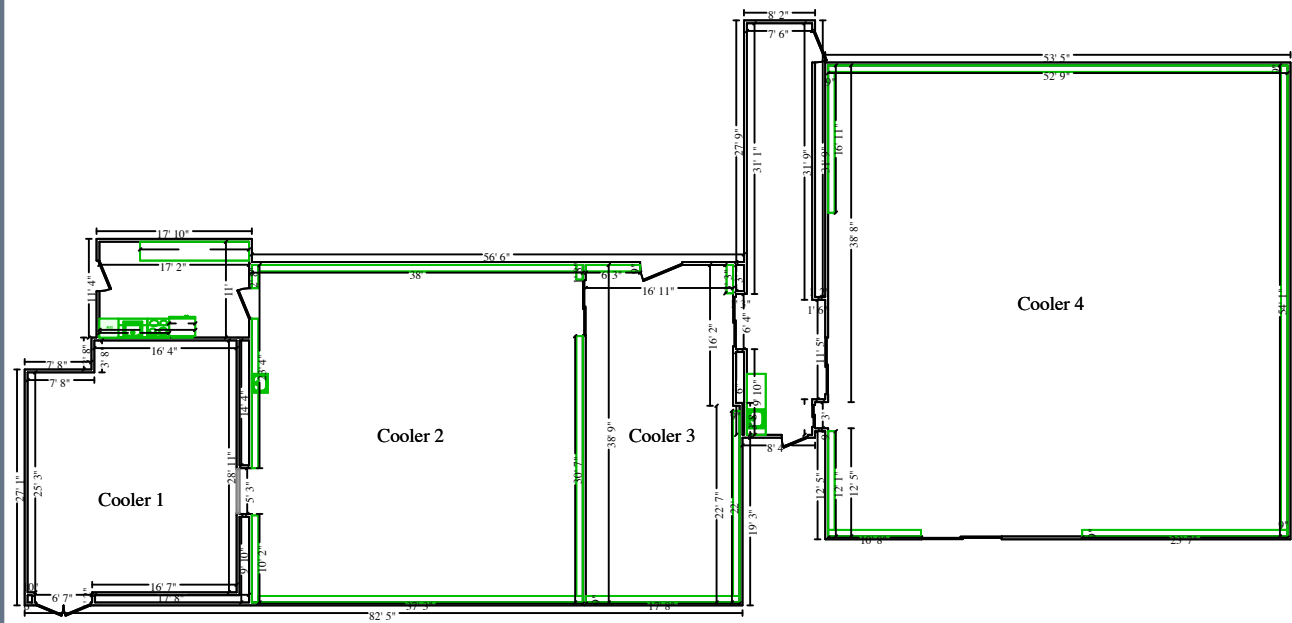


# LEASED INDUSTRIAL INVESTMENT SALE

## Executive Summary

2511 70TH AVE EAST IS A SINGLE-TENANT NET LEASED PROPERTY WITH TERM THROUGH APRIL 2029. THE PROPERTY OFFERS EXCEPTIONAL REGIONAL AND LOCAL ACCESS WITH AMPLE PARKING FOR VEHICLES AND TRUCKS. FULLY EQUIPPED WITH NEW COLD STORAGE SYSTEMS, THE PROPERTY IS WELL-SUITED FOR FOOD DISTRIBUTION. THE TENANT, EJ FOODS, HAS A LONG TRACK RECORD OF SUPPLYING AREA BUSINESS WITH A VARIETY OF PROTEINS. THE PROPERTY IS A FANTASTIC OPPORTUNITY TO ACQUIRE A HIGHLY-FUNCTIONAL FACILITY WITH RELIABLE INCOME IN-PLACE.

# SITE PLAN



## BUILDING STATS

## 10,000 SF of Warehouse, Cold Storage and Office

## 4 Dock High Doors with Mechanical pit levelers

## Concrete Apron

## 1 Acre Site

## Fully Fenced

## IB Zoning

# LEASE STATS

NNN Lease Originally Commenced May 15, 2019

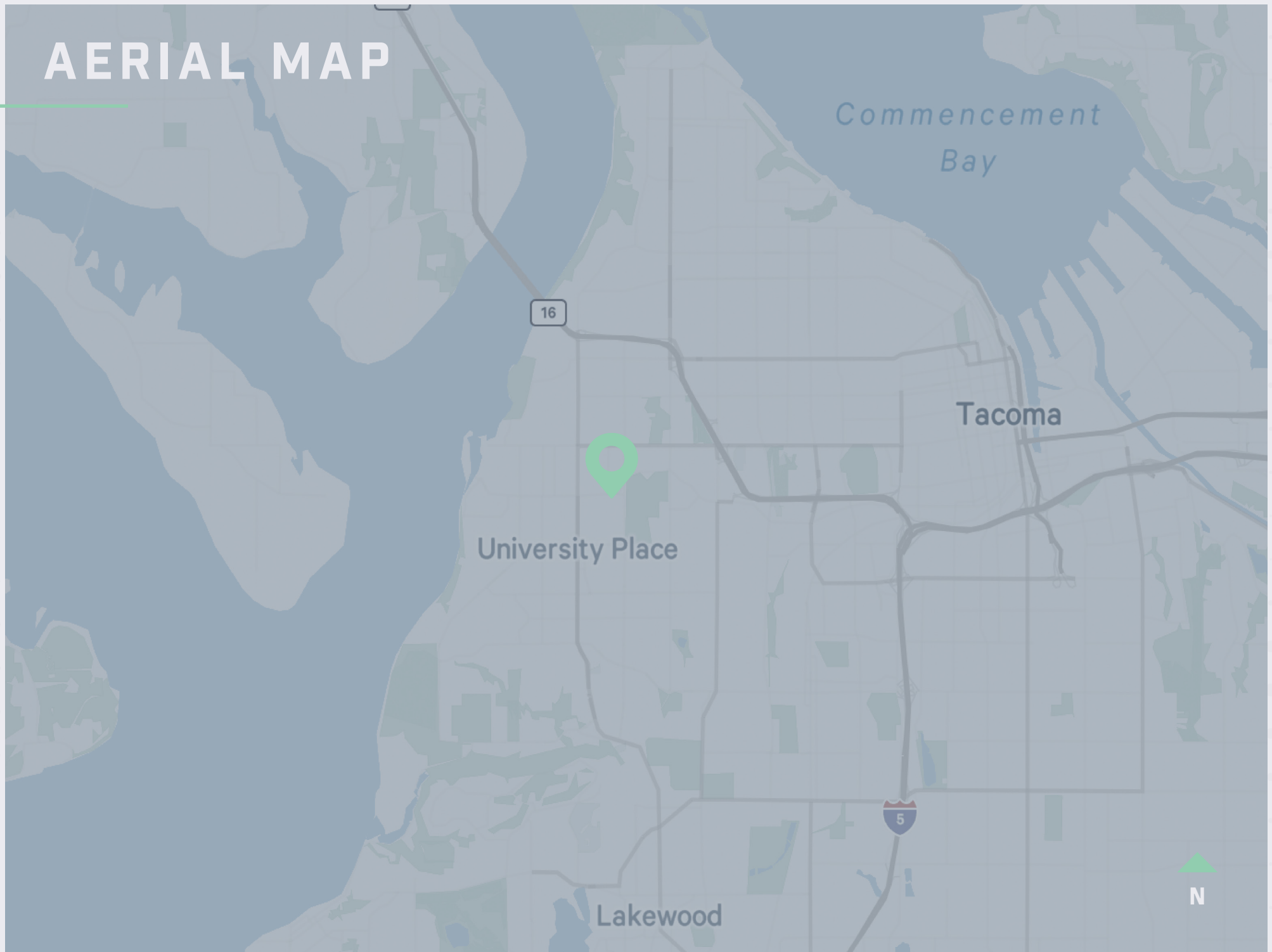
## Current Rent Schedule

| MONTHS                             | RATE        |
|------------------------------------|-------------|
| May 1, 2024 through April 30, 2025 | \$16,000.00 |
| May 1, 2025 through April 30, 2026 | \$16,320.00 |
| May 1, 2026 through April 30, 2027 | \$16,646.00 |
| May 1, 2027 through April 30, 2028 | \$16,979.00 |
| May 1, 2028 through April 30, 2029 | \$17,318.00 |

## One 5-Year Renewal Option at Fair Market Value



# AERIAL MAP





**2511 70TH AVE WEST  
TACOMA, WA 98466**

**Offers Reviewed on Receipt**

# LEASED INDUSTRIAL INVESTMENT SALE

**ANDREW STARK**

Executive Vice President

+1 206 310 9044

[andrew.stark@cbre.com](mailto:andrew.stark@cbre.com)

**ZAC SNEDEKER**

Senior Vice President

+1 425 444 0133

[zac.snedeker@cbre.com](mailto:zac.snedeker@cbre.com)

**CBRE**

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. MK 1.26