

FOR SALE

SOUTH ADAMS INDUSTRIAL CAMPUS

19,600 SF Two Building Campus

SALE PRICE *\$3,600,000*

4310-4320 S ADAMS ST, TACOMA, WA 98409

→ [VIEW PHOTOS](#)



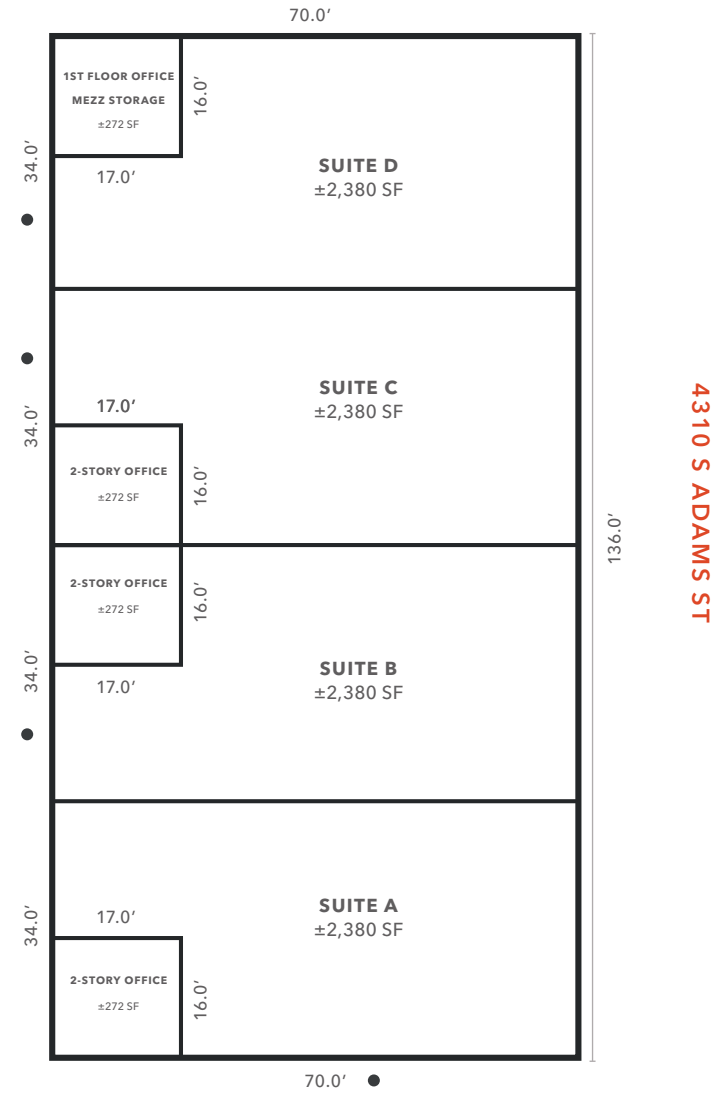
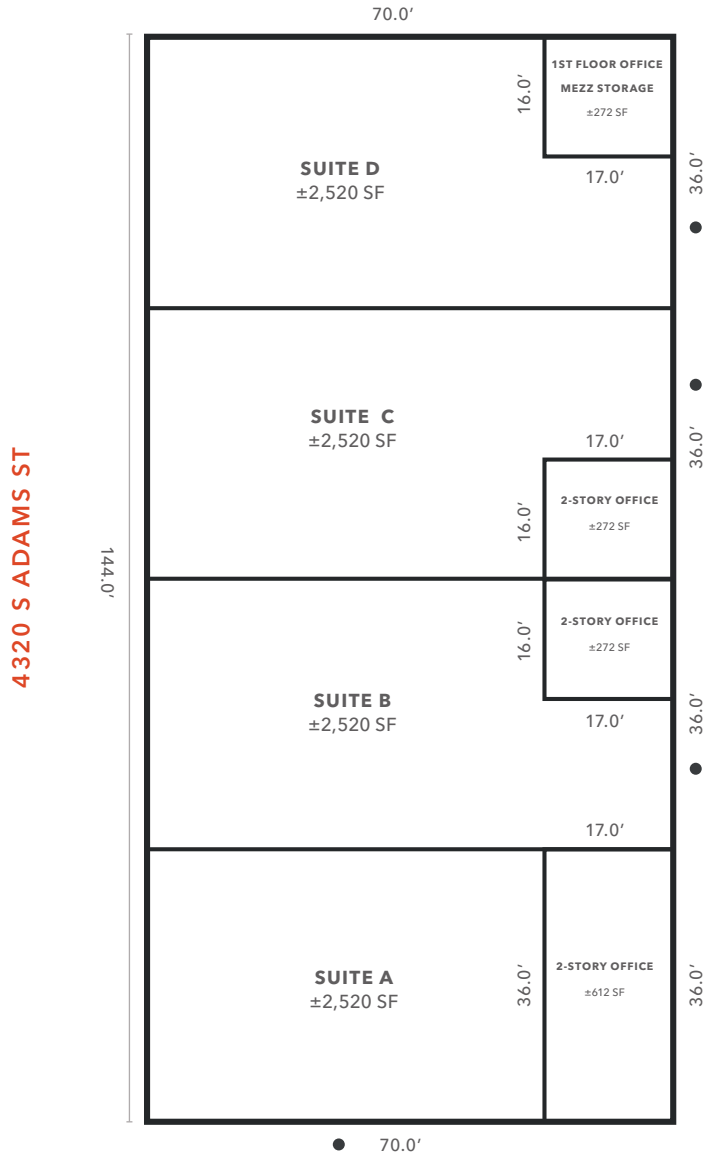
PROPERTY OVERVIEW

BUILDING SIZE	4310 S Adams 10,080 SF 4320 S Adams 9,520 SF
4310 OFFICE	1st Floor Office: 1,088 SF Mezz Office: 544 SF Mezz Storage: 816 SF
4320 OFFICE	1st Floor Office: 1,428 SF Mezz Office: 1,156 SF Mezz Storage Office: 272 SF
LAND	0.96 AC
TRUCK ACCESS	8 Grade-Level Doors
CLEAR HEIGHT	20'
JURISDICTION	City of Tacoma
ZONE	CIX-STGPD VIEW ZONING MAP
APN	9360000020, 0220134020, 9325000100



FLOOR PLAN

● Grade level loading



RENT ROLL

Building Address	Tenant Name	Suite #	SF	Lease Expiration	Current Base Rent	Base Rent PSF	Annual Base Rent	NNN Recapture (Annual)	Adjusted Base Rent Annual (NOI)	
4310 S ADAMS ST	Visual Options	B-D	7,000	2/28/2027	\$5,801.25	\$0.83	(\$15,493.14)	\$-	\$54,121.86	
4310 S ADAMS ST	Tenant B	A	2,520	6/30/2027	\$4,357.93	\$1.73	(\$5,164.38)	\$-	\$47,130.80	
4320 S ADAMS ST	Visual Options	A-D	10,080	2/28/2027	\$8,351.70	\$0.83	(\$21,872.66)	\$-	\$78,347.74	
4320 S ADAMS ST	N/A								\$-	
			19,600		\$10,159.18	\$0.52	(\$20,657.51)	\$-	\$101,252.66	
									PURCHASE PRICE	\$3,600,000.00
									CAP RATE @ PURCHASE PRICE	2.81%

PROFORMA RENT ROLL

Building Address	Suite #	SF	Base Rent PSF	Base Rent	Annual Base Rent	NNN Cost	NNN Recapture (Annual)	Adjusted Base Rent Annual (NOI)		
4310 S ADAMS ST	A	2,380	\$1.25	\$2,975.00	\$35,700.00	(\$5,164.38)	\$5,164.38	\$35,700.00		
4310 S ADAMS ST	B	2,380	\$1.25	\$2,975.00	\$35,700.00	(\$5,164.38)	\$5,164.38	\$35,700.00		
4310 S ADAMS ST	C	2,380	\$1.25	\$2,975.00	\$35,700.00	(\$5,164.38)	\$5,164.38	\$35,700.00		
4310 S ADAMS ST	D	2,380	\$1.25	\$2,975.00	\$35,700.00	(\$5,164.38)	\$5,164.38	\$35,700.00		
4320 S ADAMS ST	A	2,520	\$1.25	\$3,150.00	\$37,800.00	(\$5,468.17)	\$5,468.17	\$37,800.00		
4320 S ADAMS ST	B	2,520	\$1.25	\$3,150.00	\$37,800.00	(\$5,468.17)	\$5,468.17	\$37,800.00		
4320 S ADAMS ST	C	2,520	\$1.25	\$3,150.00	\$37,800.00	(\$5,468.17)	\$5,468.17	\$37,800.00		
4320 S ADAMS ST	D	2,520	\$1.25	\$3,150.00	\$37,800.00	(\$5,468.17)	\$5,468.17	\$37,800.00		
		19,600						\$294,000.00		
									PURCHASE PRICE	\$3,600,000.00
									CAPITAL IMPROVEMENTS	\$291,000.00
									TOTAL ACQUISITION COST	\$3,891,000.00
									CAP RATE @ TOTAL BASIS	7.56%

CAPITAL IMPROVEMENTS BUDGET

	Cost	\$/PSF
GENERAL BUILDING REPAIRS	\$196,000.00	\$10.00
LEASING COSTS	\$95,000.00	\$4.85
	\$291,000.00	\$14.85

SOUTH ADAMS INDUSTRIAL CAMPUS | 4310-4320 S ADAMS ST

1.7 MI — 6 MINS

TO I-5

7 MI — 17 MINS

TO PORT OF TACOMA

5.4 MI — 10 MINS

TO HWY 512

12.0 MI — 17 MINS

TO HWY 18

22.8 MI — 31 MINS

TO SEATAC

36.4 MI — 51 MINS

TO PORT OF SEATTLE



SOUTH ADAMS INDUSTRIAL CAMPUS | 4310-4320 S ADAMS ST

South Adams Industrial Campus presents a rare opportunity to acquire a two-building industrial campus in Tacoma's established South End industrial corridor. Totalling 19,600 square feet across two freestanding buildings on nearly an acre of land, the property offers exceptional flexibility for owner-users or investors seeking functional, multi-tenant capable industrial space.

With 20-foot clear heights, eight grade-level doors, and CIX zoning, the campus is well-suited for a wide range of light industrial, distribution, and service-oriented uses. Strategically located in the City of Tacoma with convenient access to I-5, Highway 16, and the Port of Tacoma, this offering represents outstanding value in one of the South Sound's most active industrial markets.





APN 0220134020

APN 9325000100

APN 9360000020

SOUTH ADAMS INDUSTRIAL CAMPUS | 4310-4320 S ADAMS ST

*For more information on
this property, please contact*

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