

FOR SALE | INVESTMENT

CONTRACTOR YARD IN TACOMA

816, 818 99th Street East Tacoma, WA 98445



Sale Price: **\$2,100,000**

OFFERING SUMMARY

Building Size:	4,128 SF
Office Space:	2,304 SF
Shop/Warehouse Space:	1,824 SF
Lot Size:	1.38 Acres
Year Built:	1984
Grade Level Door:	1

PROPERTY OVERVIEW

National Credit Tenant with Corporate Guarantee. 5yr extension just signed with 3.5% rent escalators. \$139,044 NOI. Call for details.

Prime location in Tacoma/Midland near Highway 512. Site is 1.38 acres with a 4,128 SF building and an approximate one acre of fenced yard. Building has 2,304 SF of updated office space on two floors and 1,824 SF of shop/warehouse space. First level features a waiting/reception area, 3 offices, large copier room, two storage closets and warehouse space that has a bathroom. Upstairs level has 2 bathrooms, conference room, 3 offices and a kitchenette.

PROPERTY HIGHLIGHTS

- Approximately 1 acre of yard
- Great central location with easy access to the freeways
- Grade level door

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