



ATTENTION BROKERS
FOR LEASE

Spanaway Industrial Park

15413 1ST AVENUE COURT SOUTH
SPANAWAY, WA 97445



**Industrial & Office
Suites**

SpanawayIndustrialPark.com



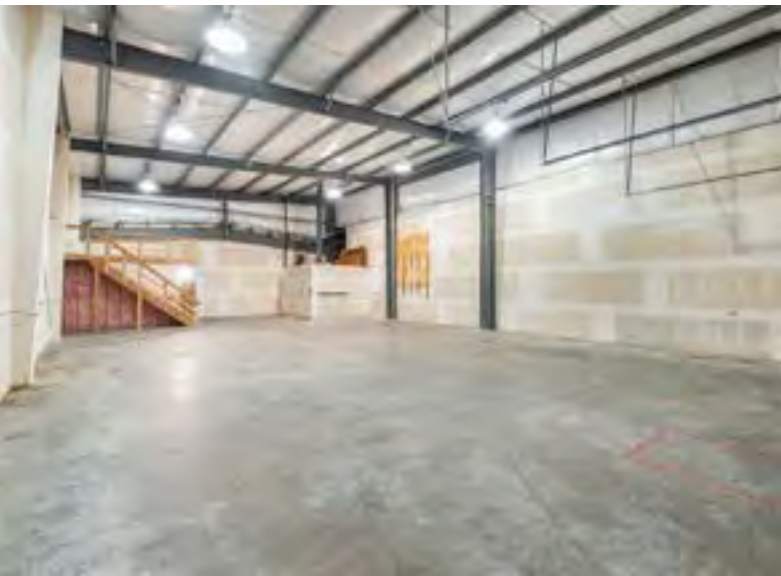
Spanaway Industrial Park

15413 1ST AVENUE COURT SOUTH
SPANAWAY, WA 97445

PROPERTY OVERVIEW

- The Spanaway Industrial Park features three single-story buildings comprising approximately 22,027 square feet of leasable space.
- The business park consists of industrial suites ranging in size from 900 square feet to 3,070 square feet.
- Each building is a metal butler-style, insulated, pitched-roof structure with high interior ceilings and wide spans. Many of the warehouse suites contain office build-out.

Located right off of I-205, the Spanaway Industrial Park is ideal for **businesses that need office, warehouse, storage, or light, manufacturing/production space.**



SpanawayIndustrialPark.com

Office Space 72 Rentable Square Feet Tacoma, WA

772
SQUARE FEET

\$19.85/yr
RENT / SF

\$1,277.02
RENT

(253) 238-4833
www.SpanawayIndustrialPark.com



PROPERTY ADDRESS

15413 1st Avenue Court South - 2-D
Spanaway, WA 98445

LEASE TYPE: **NNN** AVAILABLE: **Now**

DESCRIPTION

Click here to apply: <https://tinyurl.com/GridCommercialApp>

Located right off Pacific Avenue South at 15413 First Avenue Court South in Tacoma, WA, the Spanaway Industrial Park is ideal for companies that need office, light manufacturing, professional services, auto repair, warehouse, or production space.

The Spanaway Industrial Park is made up of five buildings and comprises approximately 30,000 of leasable space.

Each building is a metal butler-style, insulated, pitched-roof structure with high interior ceilings and wide spans.

The site has been divided into office suites ranging in size from 800 to 2,000 square feet and industrial suites from 1,200 to 3,300 square feet. Most of the warehouse suites contain office build-outs.

There is ample parking, and all tenants have assigned parking spaces.

Suite 2D has 772 RSF of open floorplan office or flex space perfect for an office, flex, or retail business.

The first-year base rent rate is \$14.85 per year per square foot (\$955.35 per month) plus \$5.00 per year per square foot pro-rata allocation of triple net (NNN) costs (\$321.67 per month), resulting in all-in lease costs of \$1,277.02 per month for year 1 with 5% annual increases of base rent.

AMENITIES

- Ample Parking
- High Ceiling Clearance
- Flex Space
- Open Floor Plan
- Shared Restrooms

RENTAL TERMS

Rent	\$1,277.02
Security Deposit	\$1,800.00
Application Fee	\$0.00



View this listing online:



For Lease - 7 RSF Open Floor Plan Office/Flex Space - Tacoma, WA

657
SQUARE FEET

\$19.85/yr
RENT / SF

\$1,086.79
RENT

(253) 238-4833
www.SpanawayIndustrialPark.com



PROPERTY ADDRESS

15413 1st Avenue Court South - 1-F
Spanaway, WA 98445

LEASE TYPE: NNN AVAILABLE: 12/20/24

DESCRIPTION

Click here to apply: <https://tinyurl.com/GridCommercialApp>

Located right off Pacific Avenue South at 15413 First Avenue Court South in Tacoma, WA, the Spanaway Industrial Park is ideal for companies that need an office, light manufacturing, professional services, auto repair, warehouse, or production space.

The Spanaway Industrial Park is made up of five buildings and comprises approximately 30,000 of leasable space.

Each building is a metal butler-style, insulated, pitched-roof structure with high interior ceilings and wide spans.

The site has been divided into office suites ranging in size from 800 to 2,000 square feet and industrial suites from 1,200 to 3,300 square feet. Most of the warehouse suites contain office build-outs.

There is ample parking, and all tenants have assigned parking spaces.

Suite 1F features two glass doors retail entry. The suite has easy access to shared common restrooms.

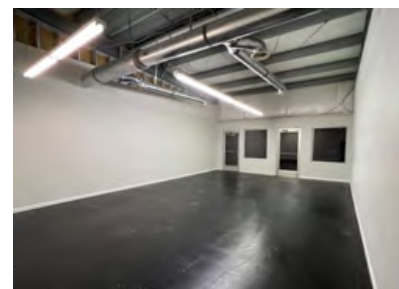
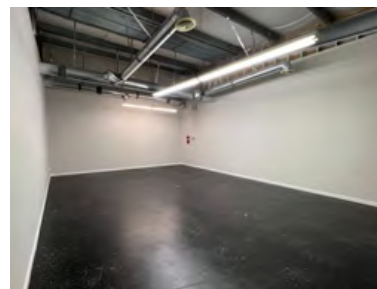
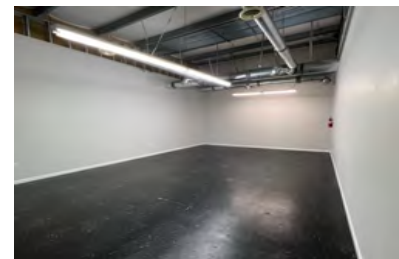
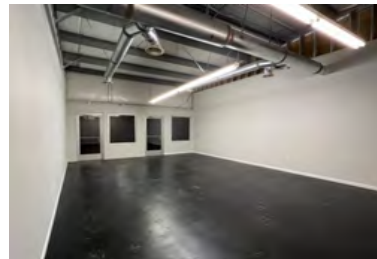
The first-year base rent rate is \$14.85 per year per square foot (\$813.04 per month) plus \$5.00 per year per square foot pro-rata allocation of triple net (NNN) costs (\$273.75 per month), resulting in all-in lease costs of \$1,086.79 per month for year 1 with 5% annual increases of base rent.

AMENITIES

- Office Space
- Flex Space
- Glass Entry Door
- High Ceiling and Clear Spans
- Common Restrooms
- Assigned Outdoor Parking

RENTAL TERMS

Rent	\$1,086.79
Security Deposit	\$0.00
Application Fee	\$0.00



View this listing online:



Open Floor Plan Flex/Office/Retail – 2,326 RSF – Tacoma, WA

2,326
SQUARE FEET

\$19.85/yr
RENT / SF

\$3,847.59
RENT

(253) 238-4833
www.SpanawayIndustrialPark.com



PROPERTY ADDRESS

15413 1st Avenue Court South 2-C
Spanaway, WA 98445

COMMERCIAL TYPE: Office LEASE TYPE: NNN
AVAILABLE: Now

DESCRIPTION

Click here to apply: <https://tinyurl.com/GridCommercialApp>

Located right off Pacific Avenue South at 15413 First Avenue Court South in Tacoma, WA, the Spanaway Industrial Park is ideal for companies that need an office, light manufacturing, professional services, auto repair, warehouse, or production space.

The Spanaway Industrial Park is made up of five buildings and comprises approximately 30,000 SF of leasable spaces.

Each building is a metal butler-style, insulated, pitched-roof structure with high interior ceilings and wide spans.

The Spanaway Industrial Park has recently undergone site-wide improvements including updated exterior lighting, extensive parking lot and landscape work, and installation of comprehensive 24/7 exterior digital security camera coverage.

The site has been divided into office suites ranging in size from 800 to 2,000 square feet and industrial suites from 1,200 to 3,300 square feet.

Suite 2C has 2,326 RSF of open floorplan office or flex space perfect for an office, flex, or retail business.

The first-year base rent rate is \$14.85 per year per square foot (\$2,878.43 per month) plus \$5.00 per year per square foot pro-rata allocation of triple net (NNN) costs (\$969.17 per month), resulting in all-in lease costs of \$3,847.59 per month for year 1 with 5% annual increases of the base rent.

AMENITIES

- Office Space
- Open Floor Plan
- Utilities Included
- Assigned Parking
- Multiple entrances

RENTAL TERMS

Rent	\$3,847.59
Security Deposit	\$0.00
Application Fee	\$0.00



View this listing online:



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15413 1ST AVENUE COURT SOUTH
SPANAWAY, WA 97445

OFFICE SUITES WITH WAREHOUSE SPACE

**Is your client the perfect fit?
Let's talk today.**

LeasingTeam GridPropertyManagement.com
253-238-4833

Individual suite information is available at
SpanawayIndustrialPark.com



Grid Property Management is a property management firm that specializes in the management of commercial and industrial properties.