

FOR LEASE OR SALE

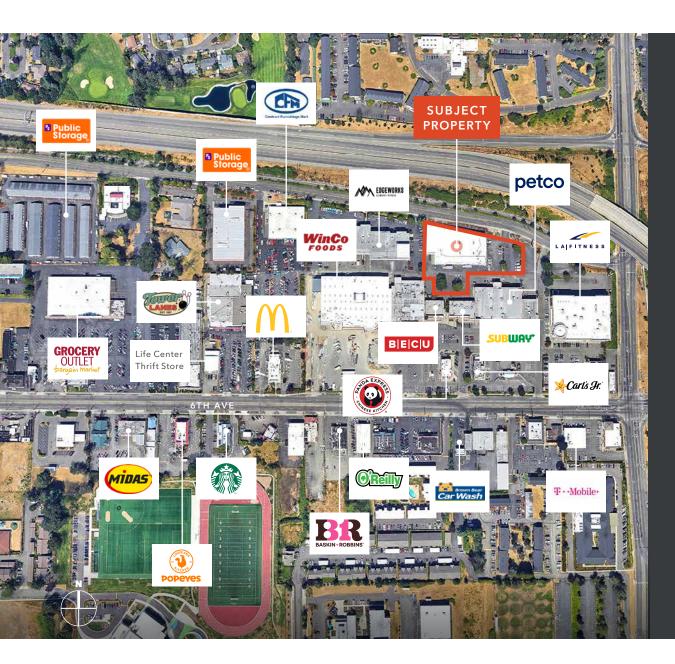
## *31,229 SF NORTH TACOMA* INDUSTRIAL-RETAIL BUILDING

ightarrow view video

ightarrow VIEW PHOTOS

5950 N 9TH ST, TACOMA, WA 98406

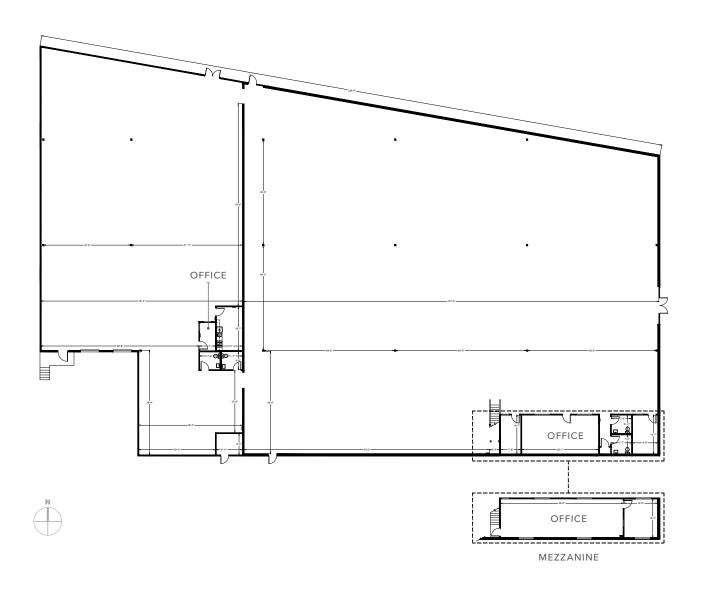
#### FOR LEASE OR SALE



# 31,229 SF industrial-retail building available now

1.76 AC
31,229
2
±18′
106
C2 - Commercial
City of Tacoma
Industrial storage/distribution capability in retail setting
HVAC's/Insulated retail space in front of building, traditional warehouse in back
Sprinklered
Office space & multiple restrooms available
P $\longrightarrow$ ZONING USES
O  \$7.5M sale price

FLOOR PLAN

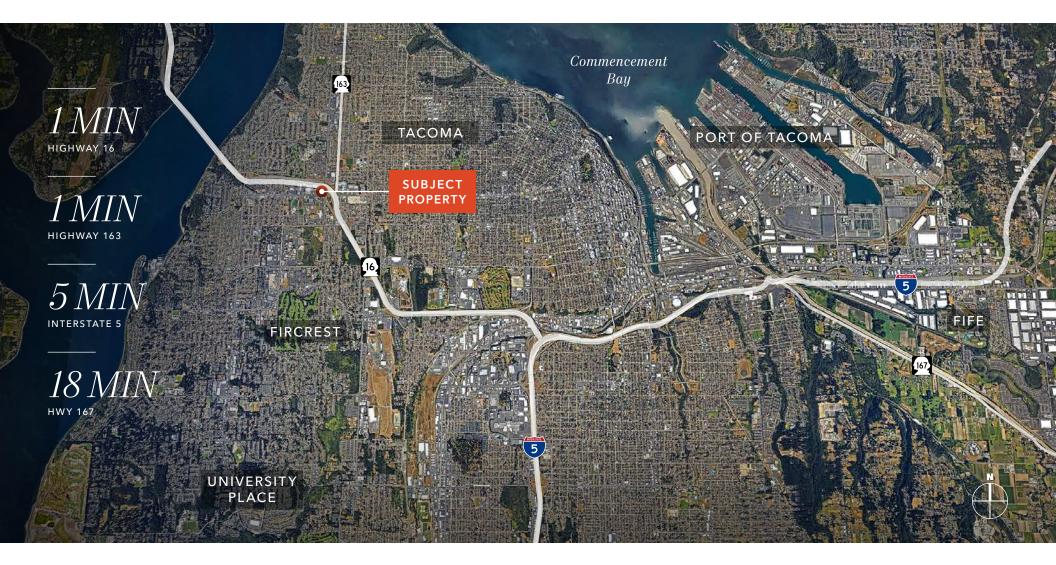


*31,229 SF* 

\$39,0 MONTHLY RATE (\$12,882 NNN)

\$7.5M SALES PRICE

### HIGH VISIBILITY TO OVER 120,000 VEHICLES PER DAY ON SR-16



#### Exclusively listed by

MATT MCLENNAN, SIOR, CCIM Kidder Mathews 253.722.1458 matt.mclennan@kidder.com CHRIS TRUSSEL Kidder Mathews 253.722.1467 chris.trussel@kidder.com TYLER DEAN Macadam Forbes OR 503.972.7278 tyler@macadamforbes.com

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