

# IOS YARD & OFFICE FOR LEASE

11015 34TH AVE E, TACOMA, WA 98446

LEASE RATE	\$0.13 YARD
MONTHLY BASE RENT	\$15,000.00
MONTHLY NNN	\$1,415.00
TOTAL MONTHLY RENT	\$16,415.00

### **HUNTER CLARKE**

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### TY CLARKE

Executive Vice President 253.722.1419 ty.clarke@kidder.com





## PROPERTY OVERVIEW

1,700 SF office

Land ±2.72 AC

Fully fenced

Secure graveled yard

Zoning: Employment Corridor

ightarrow zoning map

ightarrow zoning table

PRICING
CALL BROKERS

AVAILABLE FOR LEASE

KIDDER MATHEWS

## GREAT ACCESS TO SR-512

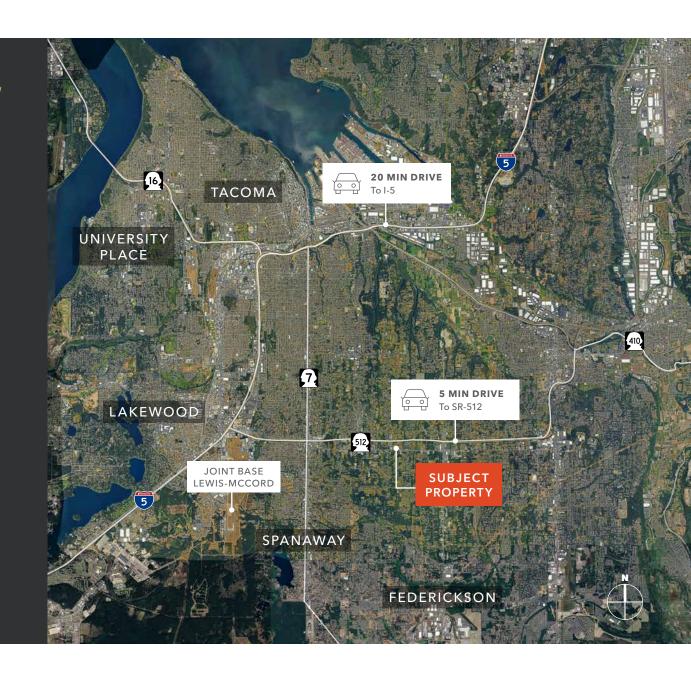
Access to 512 via Portland Ave & Canyon Rd

10 minutes to port of Tacoma

10 minutes to Sumner

#### **DEMOGRAPHICS 2022**

	1 Mile	3 Miles	5 Miles
Population	4,410	69,758	242,361
Median HH Income	\$73,267	\$85,927	\$84,596
Employment	1,461	15,363	62,679



AVAILABLE FOR LEASE

KIDDER MATHEWS