

INDUSTRIAL FOR LEASE OR FOR SALE

4540 S ADAMS ST

TACOMA, WA 98409 | MAY 11, 2026

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

**FOR
LEASE OR
FOR SALE**



41,180 SF HEAVY INDUSTRIAL FACILITY | 1.35 ACRES | M-2 ZONING

*This property offers a unique opportunity to acquire an existing industrial building
with heavy infrastructure in place*

LISTING DETAIL

BUILDING SIZE	± 41,180 SF
OFFICE AREA	± 5,200 SF (two story)
LOT SIZE	1.35 Acres
SALE PRICE	\$7,500,000
ASKING RENT	\$33,000 / Month + NNN

HIGHLIGHTS

- » Former accredited commercial laundry facility
- » Footprint to process 20 million pounds per year
- » Infrastructure in place for heavy manufacturing
- » Designed to support high water, gas, and power users

SITE FEATURES

- » Zoning: M-2 Heavy Industrial
- » Year Built: 1941 and fully renovated in 2021
- » Clear Height: ±10'-18'
- » Loading: 5 grade-level doors

UTILITIES & INFRASTRUCTURE

- » Natural gas service (5lb) with boiler system
- » Power: 480V, 3000 Amps
- » Dedicated water service (2" line)
- » Industrial sewer capacity (8" line)
- » Steam heat system
- » Extensive in-floor drainage and wastewater systems

BUILDING FEATURES

- » Wet sprinkler system
- » HVAC
- » Dedicated mechanical and boiler rooms

SITE FEATURES

- » Paved and fully gated fenced yard
- » Multiple access points

INDUSTRIAL CAPACITY

- » Designed to support high-volume industrial processing
- » Infrastructure capable of supporting large-scale operations

As of May 11, 2026, laundry equipment currently on the premises is owned by separate parties and is not included in the sale. Buyers interested in the equipment should contact us directly.

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CONTACT: JUSTIN FROELICH
Associate Vice President
C 206.351.7642
jfroelich@lee-associates.com

VANESSA HERZOG, SIOR, CCIM
Principal
C 253.279.7831
vherzog@lee-associates.com

DEMOGRAPHICS

2025 POPULATION	319,591
2025-2030 ANNUAL GROWTH	0.4%
MEDIAN AGE	38
DAYTIME EMPLOYEES	155,059
AVG HOUSEHOLD INCOME	\$103,717

Based on a 5-Mile Radius. Source: CoStar

4540
S ADAMS ST

16

S 19TH ST

16

S TACOMA WAY

5

S 38TH ST

TACOMA MALL

S 47TH ST

S 48TH ST

S 56TH ST

SOUTH
TACOMA

PORTLAND AVE E



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