

19501 38TH AVENUE EAST



FOR SALE



OFFERING SUMMARY

AVAILABLE AC:	5.12 AC
SALE PRICE:	\$5,000,000
FRONTAGE:	196th & 38th Avenue East
ZONING:	Employment Center



LOCATION OVERVIEW

The Frederickson Industrial Area is a significant economic hub in Pierce County. This 2,000 acre planned industrial park is major employment center for the region. It's home to a diverse array of businesses, including aerospace giant Boeing and companies in sectors such as food processing, logistics, construction materials, and technology. Its location near major transportation routes and the Port of Tacoma makes this a prime location for businesses.

KELLER WILLIAMS COMMERCIAL

1011 E Main, Suite 420
Puyallup, WA 98372



GLORIA FLETCHER

Senior Commercial Broker
O: (253) 840-5574
C: (253) 223-9176
gfletcher@kwcommercial.com

19501 38TH AVENUE EAST

TACOMA, WA



PROPERTY HIGHLIGHTS

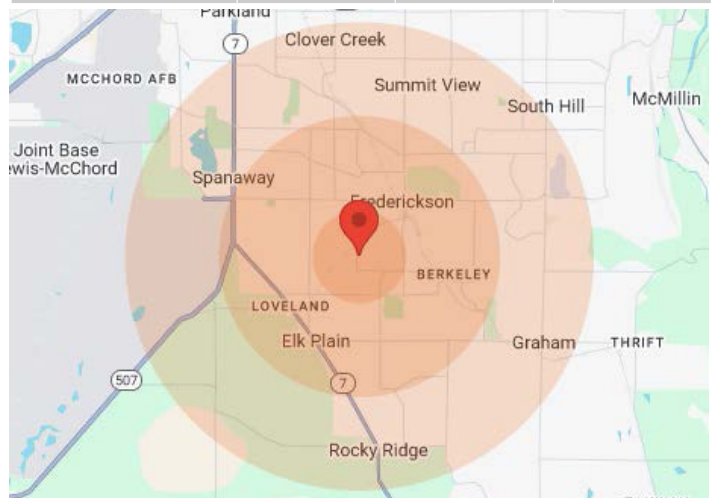
- 5.12 Acres
- Access off of new 196th street
- Located in the heart of Frederickson
- Employment Center Zoning allows for many light industrial and commercial uses

DRIVE TIMES

PORT OF TACOMA	30 MINUTES
PORT OF SEATTLE	60 MINUTES
I-5	19 MINUTES
167	27 MINUTES

DEMOGRAPHICS

	1 - MILE	3 - MILES	5 - MILES
Total Population	2,671	31,475	66,269
Median Income	\$77,906	\$66,645	\$66,799



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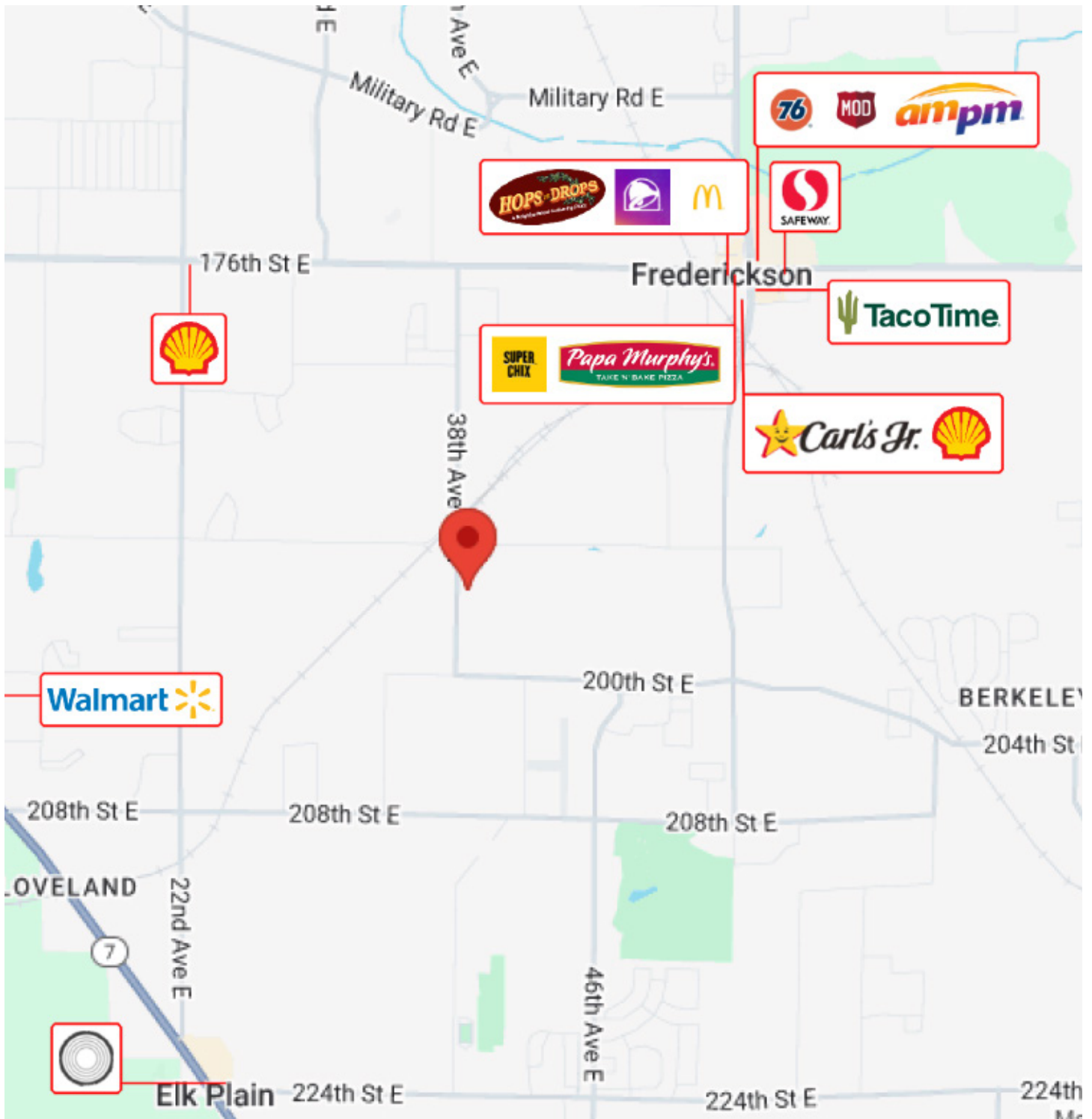
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BUSINESS MAP

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