

PORT OF TACOMA 1938 MILWAUKEE WAY WAREHOUSE

1938 MILWAUKEE WAY, TACOMA, WA 98421



OFFERING MEMORANDUM

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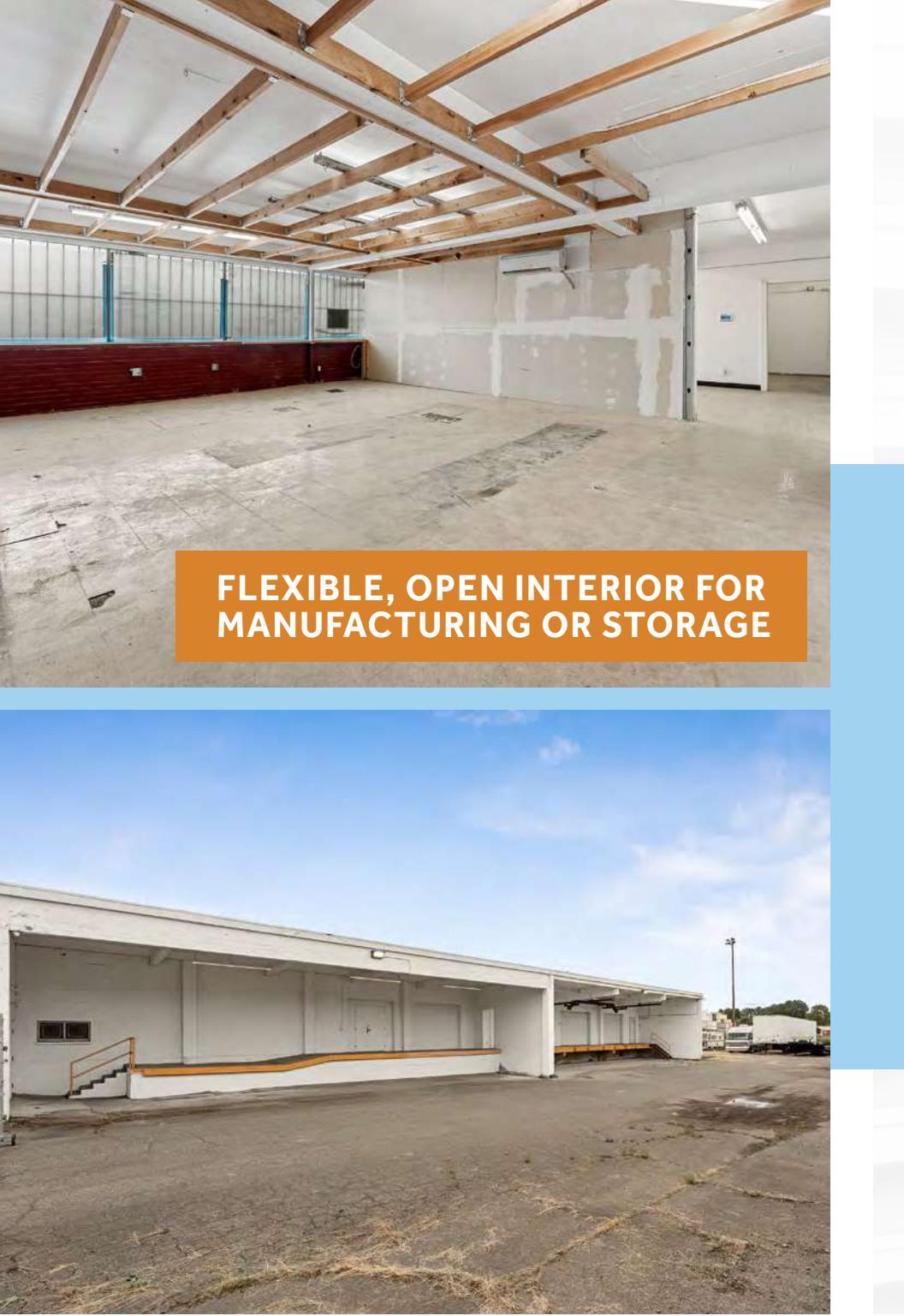
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01.

EXECUTIVE OVERVIEW

• INVESTMENT OVERVIEW

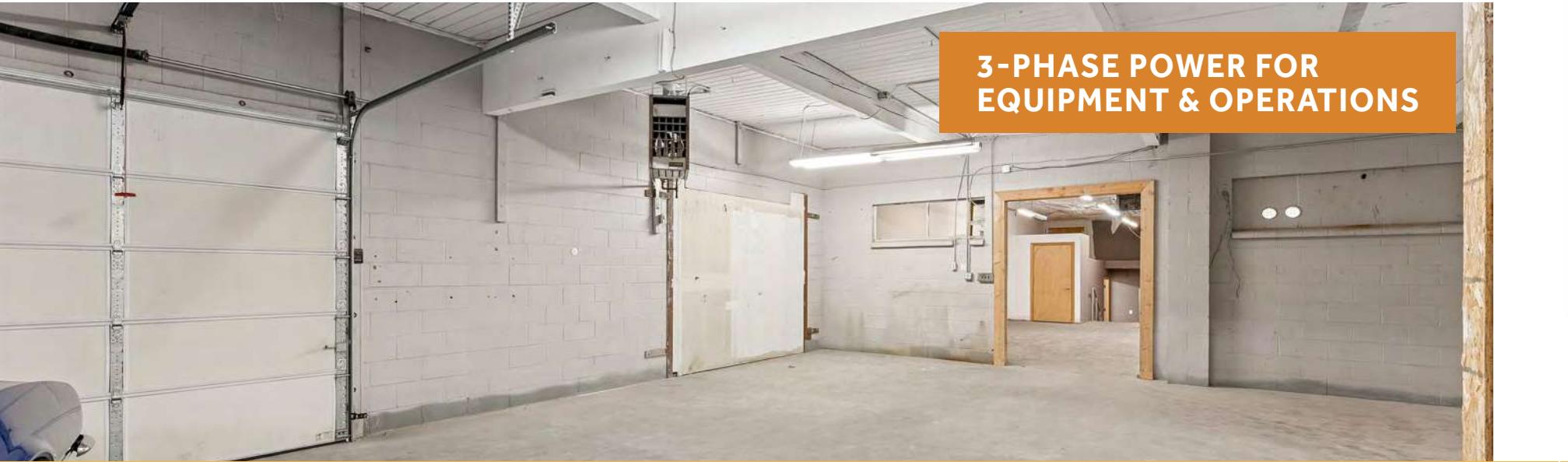
• INVESTMENT HIGHLIGHTS



INVESTMENT OVERVIEW

BROWN RETAIL GROUP is pleased to present the opportunity to acquire a multipurpose industrial site located at 1938 Milwaukee Way in the heart of Tacoma's Port Maritime Industrial District. The offering features a 5,950 SF building comprised of retail/showroom and industrial space, serviced by 3-phase power and 4 dock-highs. The 0.88-acre securely fenced lot provides additional storage capacity and generous space for loading and maneuvering. With direct access to major freight corridors and the Port of Tacoma, the property is ideal for logistics, distribution, and maritime-related operations. The parcel's PMI (Port Maritime Industrial) zoning allows for a wide range of heavy industrial uses in one of the region's most active and highly sought-after submarkets.





INVESTMENT HIGHLIGHTS



OWNER-USER OR INVESTOR OPPORTUNITY

Exceptional opportunity for investors or owner-users seeking a highly functional industrial asset in one of the Puget Sound region's most supply-constrained industrial corridors.



STRATEGIC LOCATION

Located in the Port of Tacoma industrial complex, the property benefits from immediate access to I-5, I-705, and SR-509, enabling efficient regional and international logistics.



VERSATILE LAYOUT

5,950 SF industrial facility featuring four dock-high doors and a secure, fenced yard for staging or vehicle storage.



HEAVY INDUSTRIAL ZONING

PMI (Port Maritime Industrial) Zoning accommodates heavy use and specialized operations.



STRONG POWER INFRASTRUCTURE

Property is equipped with 3-phase electrical service, supporting heavy equipment, manufacturing, or logistics operations.



AMPLE YARD WITH FUNCTIONAL ACCESS

The 0.88-acre parcel offers plenty of space for maneuvering vehicles and storing equipment.

02.

PROPERTY SUMMARY

• PROPERTY OVERVIEW

PROPERTY SUMMARY

Pricing

List Price **\$1,650,000**

Price Per Land SF **\$43**

Building Size

Rentable Building Area **5,950 SF**

Warehouse SF **3,900 SF**

Retail/Showroom SF **2,050 SF**

Land Area **38,115 SF (0.88 Acres)**

Location

Property Street Address **1938 Milwaukee Way**

City, State, Zip **Tacoma, WA 98421**

Parcel Number(s) **697000-0040**

Product Type **Industrial**

Zoning **PMI - Port Maritime Industrial**

Building Features

Year Built **1960**

Loading Capacity **4 Dock-High Doors**

Building Height **15'**

Clear Height **12'**

Construction Overview

Construction **Masonry**

Power **3p**



03.

MARKET OVERVIEW

- LOCAL DEMOGRAPHICS
- NEARBY DEVELOPMENTS
- REGIONAL TRANSIT

LOCAL DEMOGRAPHICS 5-MILE RADIUS

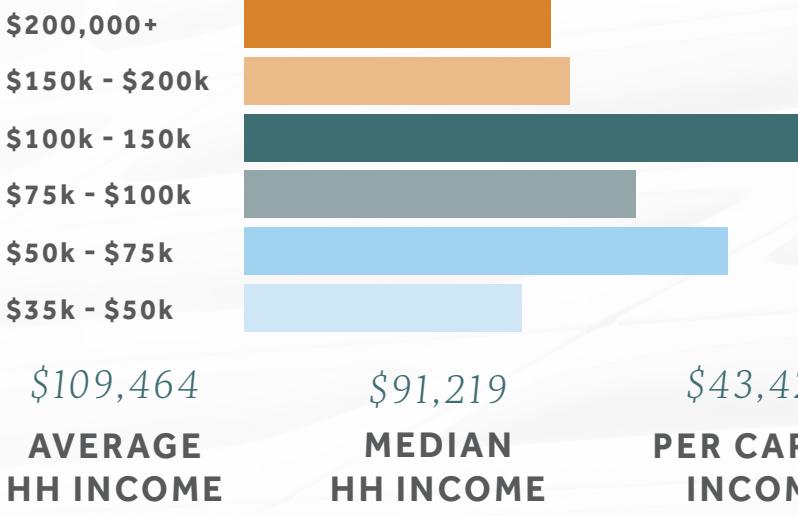


POPULATION

2024 TOTAL POPULATION	245,550
2029 PROJECTED POPULATION	250,802
DAYTIME POPULATION	274,695



INCOME BY HOUSEHOLD

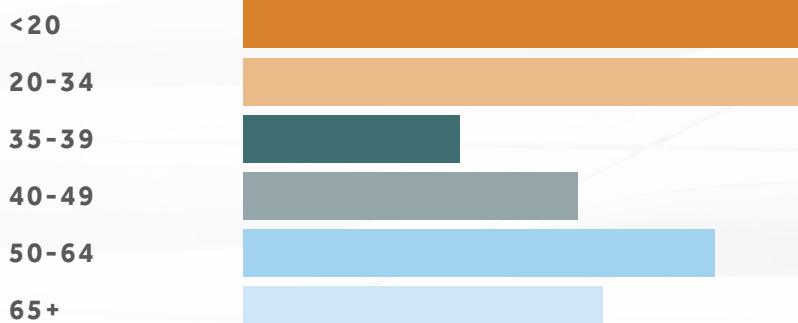


HOUSEHOLDS

2024 ESTIMATE	97,596
2029 PROJECTED	100,275



AGE



NEARBY DEVELOPMENTS

NEW RESIDENTIAL, INDUSTRIAL, AND TRANSIT PROJECTS ARE TRANSFORMING THE PORT OF TACOMA AREA.



BODE @ THE DOME

Bode @ The Dome is a **±163,000 SF MIXED-USE** development delivering **164 RESIDENTIAL UNITS** near the Tacoma Dome Station and I-705. The project supports ongoing urban infill efforts around Downtown Tacoma and enhances nearby workforce housing inventory.

STATUS:

Under Construction | Delivery: Q3 2025



2.6 MILES FROM THE OFFERING

BRIDGE POINT TACOMA 2MM

A four-building **INDUSTRIAL PARK** totaling **±2.5 MILLION SQUARE FEET ACROSS ±160 ACRES**. Phase I (Buildings A & B) is scheduled to deliver in Q3 2025, with Phase II (Buildings C & D) following in Q1 2026. This project by Bridge Industrial will serve growing regional and national logistics demand with immediate access to I-5 and the Port of Tacoma.

STATUS:

Under Construction | Delivery: Q3 2025–Q1 2026



TACOMA TRAX

Tacoma Trax is a planned **202-UNIT APARTMENT** community located steps from the Tacoma Dome. Currently in design resubmittal, the development will add **±172,921 SF** of modern rental housing and contribute to ongoing revitalization efforts in the city core.

STATUS:

In Permitting | Expected Start: 2025

SR 167 / I-5 TO SR 509 EXPRESSWAY

A multi-phase, **6-MILE EXPRESSWAY** connecting Puyallup to the Port of Tacoma to improve freight mobility and reduce regional congestion. The **\$2.83 billion** project includes upgraded interchanges, shared-use paths, and multimodal access improvements. Stage 1b is underway, with late 2026 delivery and full completion expected by 2030.

STATUS:

Active Construction | Funding: \$2.83B | Full Completion: 2030



2.6 MILES FROM THE OFFERING

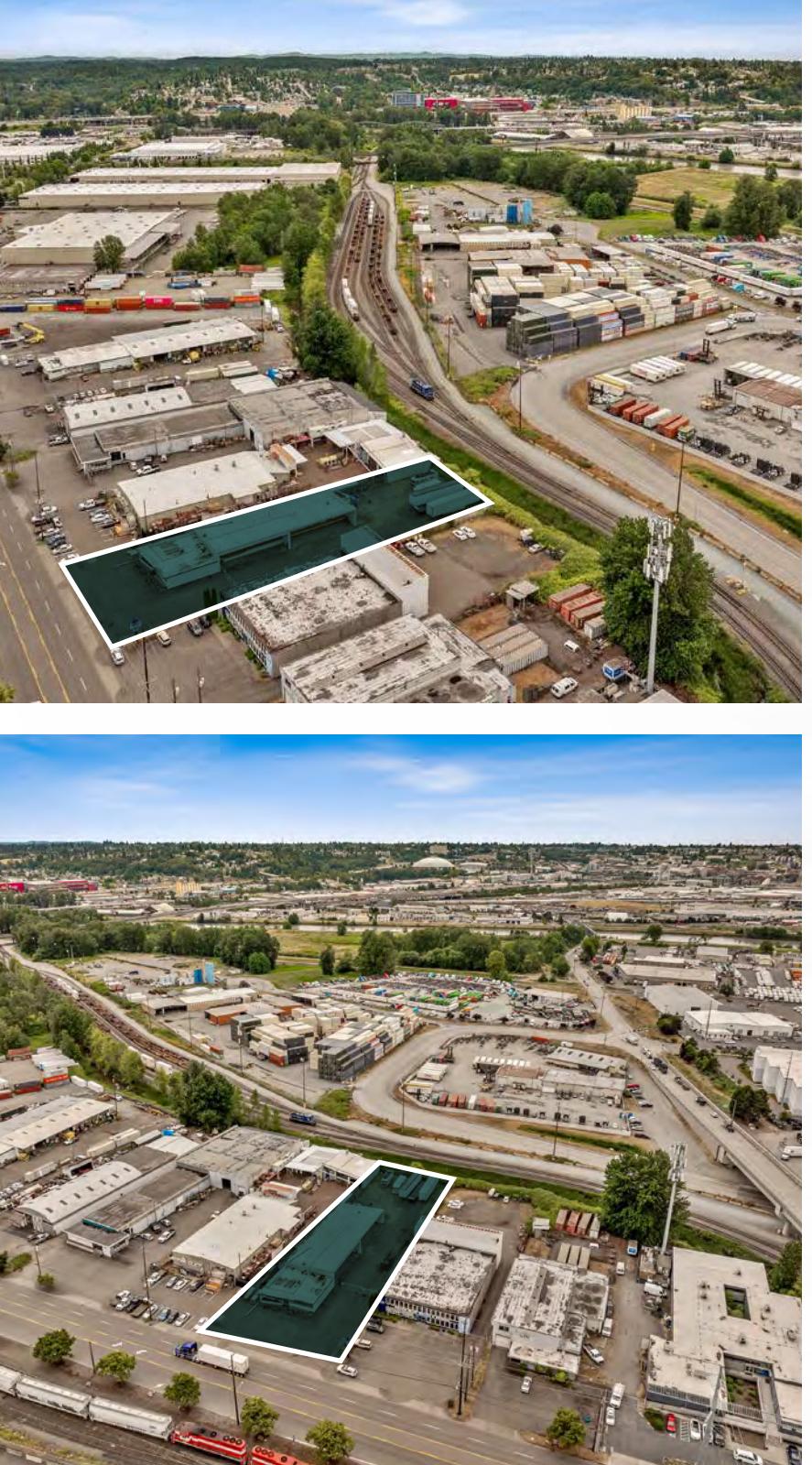
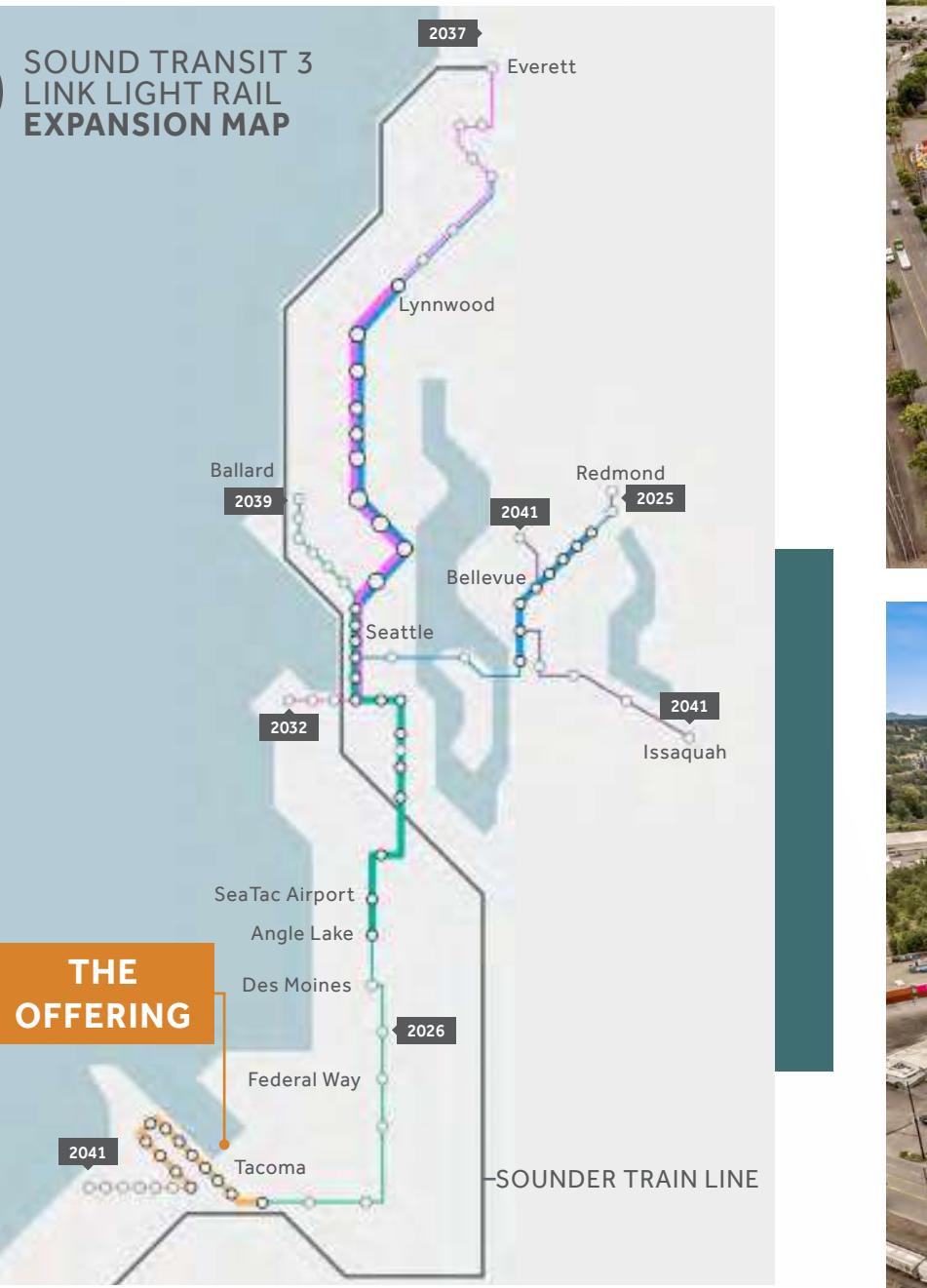
REGIONAL TRANSIT CONNECTION

TACOMA T-LINE & SOUND TRANSIT ACCESS



TACOMA DOME STATION

The Offering is just 0.7 miles—or an **8-MINUTE WALK**—from the **TACOMA DOME STATION**, providing seamless access to the T-Line and regional transit routes.



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