

# PORT OF TACOMA

## 1938 MILWAUKEE WAY WAREHOUSE

1938 MILWAUKEE WAY, TACOMA, WA 98421

OFFERING MEMORANDUM

Marcus & Millichap  
BROWN RETAIL GROUP  
SEATTLE | PORTLAND | BOISE



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01.  
EXECUTIVE OVERVIEW

- INVESTMENT OVERVIEW
- INVESTMENT HIGHLIGHTS





**FLEXIBLE, OPEN INTERIOR FOR  
MANUFACTURING OR STORAGE**



## 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.



**LOCATED IN PORT OF TACOMA  
INDUSTRIAL HUB**

**LINCOLN AVE**

**CENTRAL FOOD  
SERVICES/TRRC**

**INLAND TECHNOLOGY, INC.**  
POLLUTION PREVENTION BY DESIGN

**LUNDE**  
MARINE ELECTRONICS

**MILWAUKEE WAY**





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.



INVESTMENT HIGHLIGHTS



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.

# PROPERTY SUMMARY

## Pricing

List Price	\$1,650,000
Price Per Land SF	\$43

## 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

## Construction Overview

Construction	Masonry
Power	3p

## 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)

## Building Features

Year Built	1960
Loading Capacity	4 Dock-High Doors
Building Height	15'
Clear Height	12'

# 02.

## PROPERTY SUMMARY

- PROPERTY OVERVIEW







# 03.

## MARKET OVERVIEW

- LOCAL DEMOGRAPHICS
- NEARBY DEVELOPMENTS
- REGIONAL TRANSIT

## LOCAL DEMOGRAPHICS

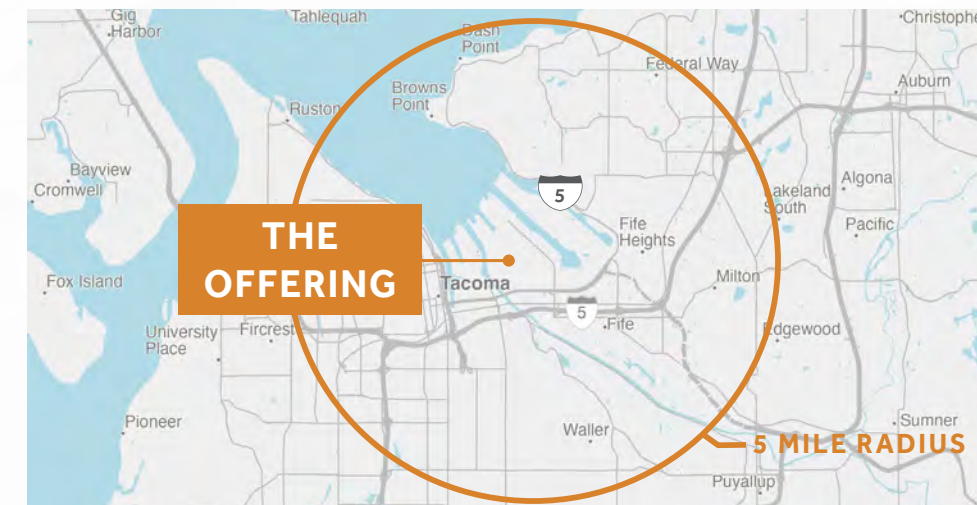
### 5-MILE RADIUS



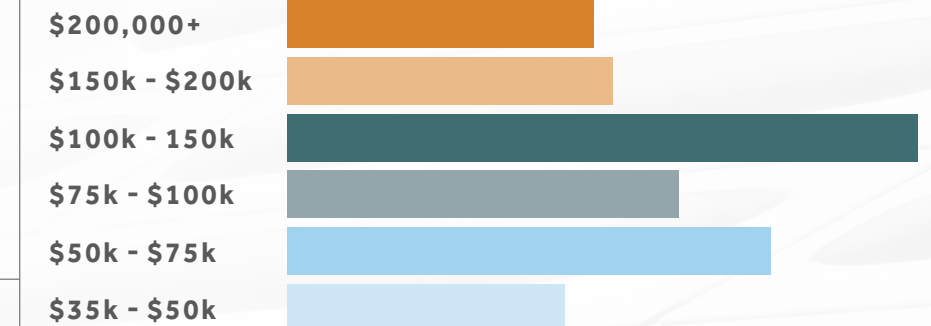
### POPULATION



### HOUSEHOLDS



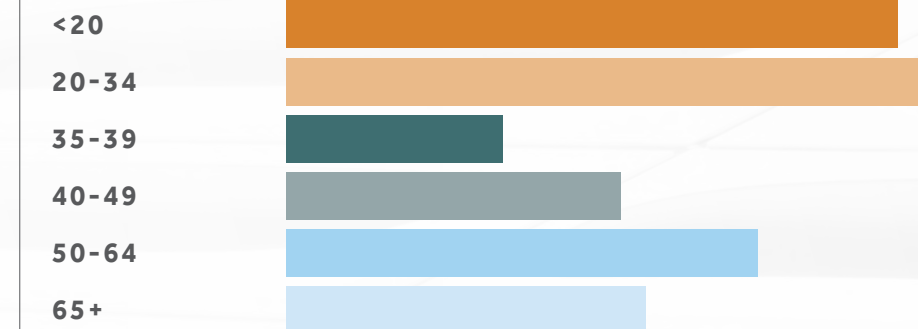
### INCOME BY HOUSEHOLD



\$109,464	\$91,219	\$43,425
AVERAGE HH INCOME	MEDIAN HH INCOME	PER CAPITA INCOME



### AGE





# NEARBY DEVELOPMENTS

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

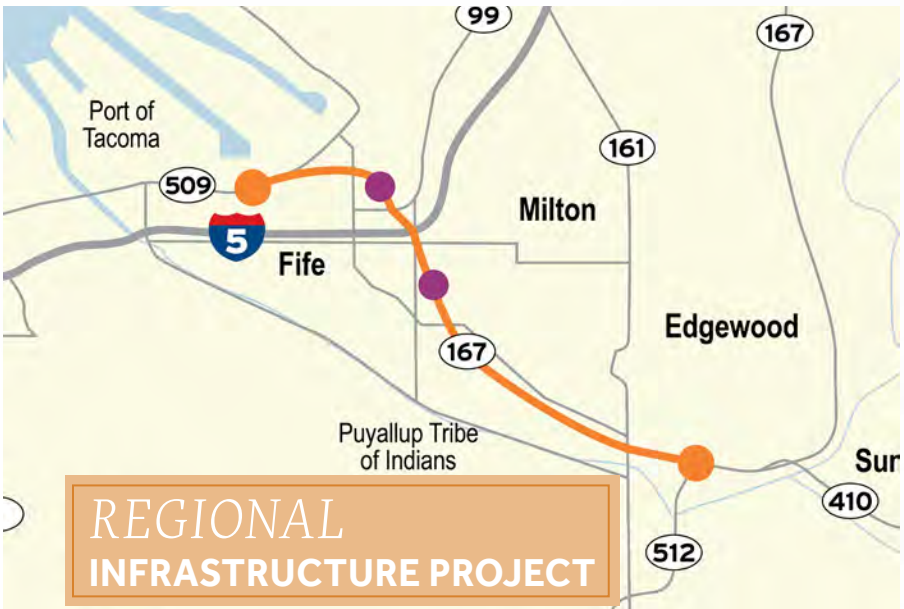


6.6 MILES  
FROM THE OFFERING

## 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



REGIONAL  
INFRASTRUCTURE PROJECT

## 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

## 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

## 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



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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