

OFFERING MEMORANDUM

6.38-Acre Industrial HQ & Yard

3321 S Union Ave, Tacoma, WA 98409

AVAILABLE FOR SALE



**COLDWELL BANKER
COMMERCIAL**
DANFORTH

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01

PROPERTY SUMMARY



- **Price:** \$9,900,000
- **Address:** 3321 S Union Ave
Tacoma, WA 98409
- **Parcels:** 0320073056
0320073057
- **Total Buildings:** 116,114 SF
- **Total Land:** 6.38 Acres
- **Zoning:** Heavy Industrial (M2)
- **Leaseback:** Summer 2028

Rare opportunity to acquire 116,114 SF on 6.38 acres of Heavy Industrial (M-2) zoned land in the heart of Tacoma. Comprised of two parcels, this site offers the scale and flexibility to support a wide range of industrial, manufacturing, warehousing, or distribution uses.

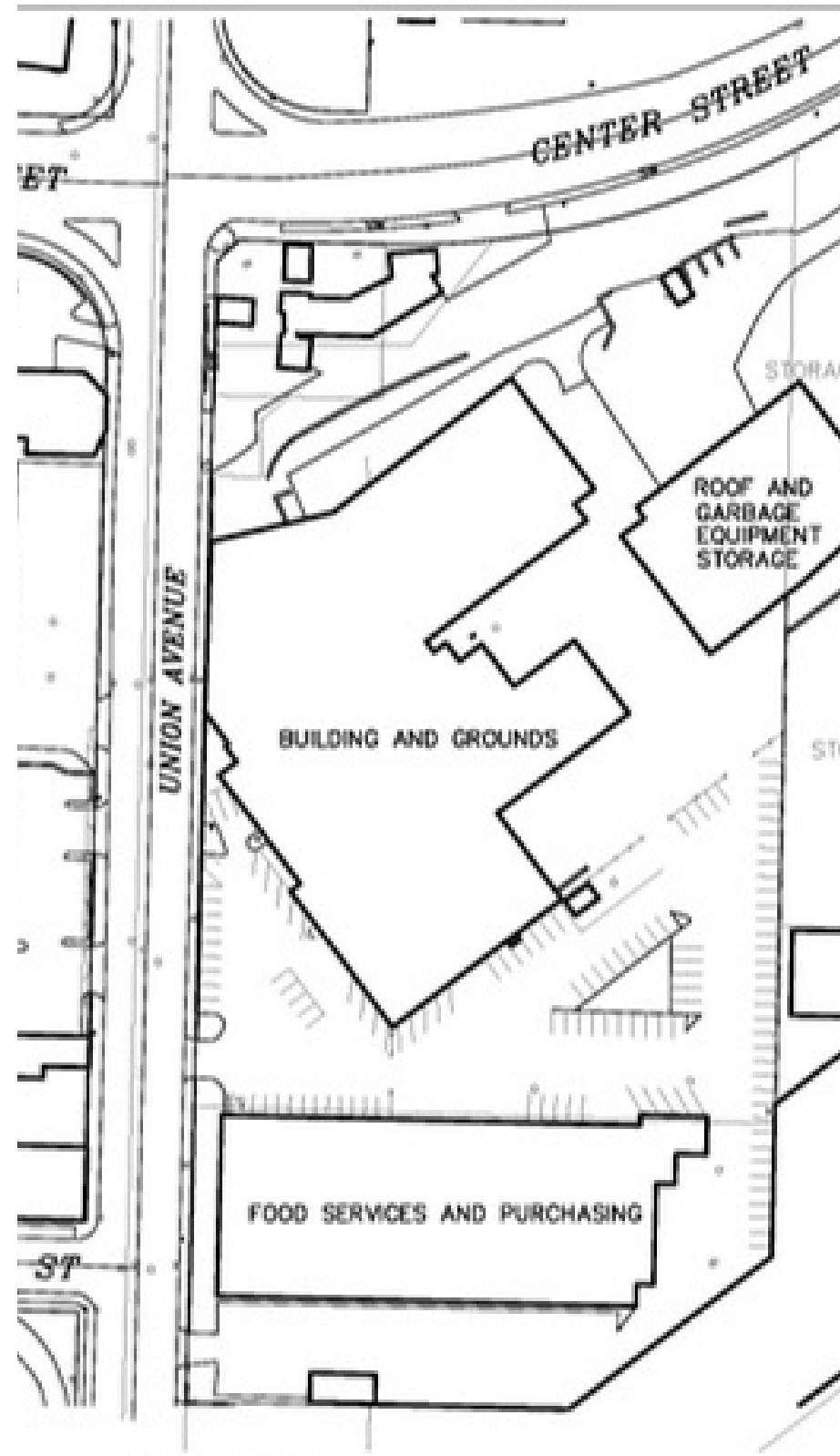
M-2 zoning allows for heavy industrial operations with fewer use restrictions than lighter industrial or commercial zones — ideal for owner-users or developers seeking a build-to-suit opportunity in an established Pierce County industrial corridor.

02

PROPERTY OVERVIEW

Positioned in Tacoma, the location places investors in one of the Puget Sound region's established industrial markets. The area offers access to a deep base of manufacturing, logistics, and trade activity, supported by Tacoma's longstanding role as a working waterfront city and regional distribution hub.

Nearby points of interest include the Port of Tacoma, Interstate 5, and the Tacoma Dome area, along with downtown Tacoma's business and service amenities. The location also benefits from proximity to the broader Seattle-Tacoma metropolitan area and connections throughout Pierce County, making Tacoma a compelling market for industrial and manufacturing investment.



03

PARCEL #0320073056

Main Building: **68,933 SF**

Office: 12,432 SF

Warehouse: 56,500 SF

Year Built: 1940 (1995)

Total Parcel Size: 208,652 SF
(4.79 Acres)

East Metal Shed:
(to be demolished) 11,410 SF



04

PARCEL #0320073057

Main Building: 35,010 SF

Office: 6,138 SF

Warehouse: 28,872 SF

Year Built: 1946 (1995)

Total Parcel Size: 69,260 SF
(1.59 Acres)



05

AERIAL

SR 16

Center St

Access Point

S Union Ave

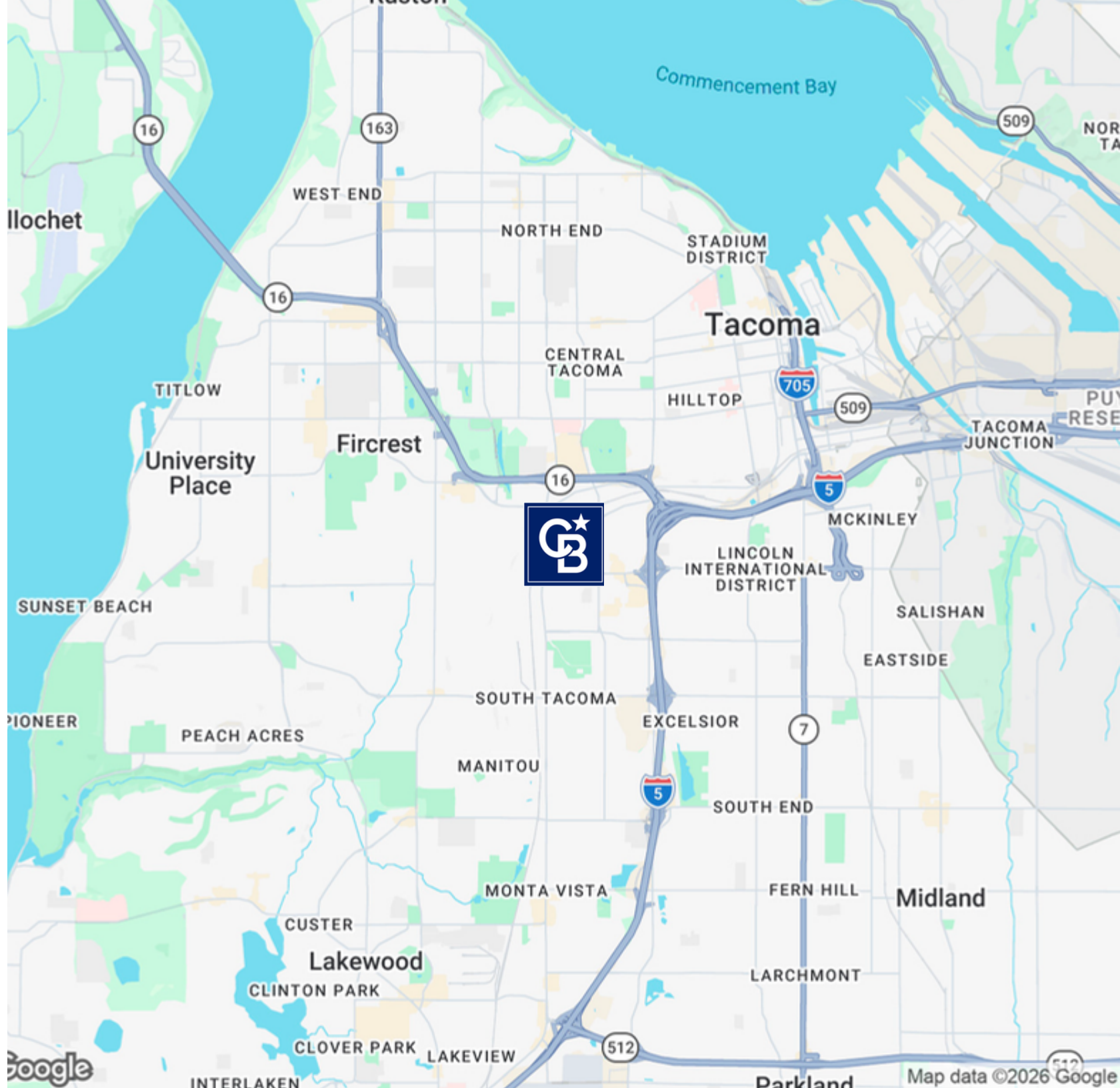
Access Point

Access Point



06

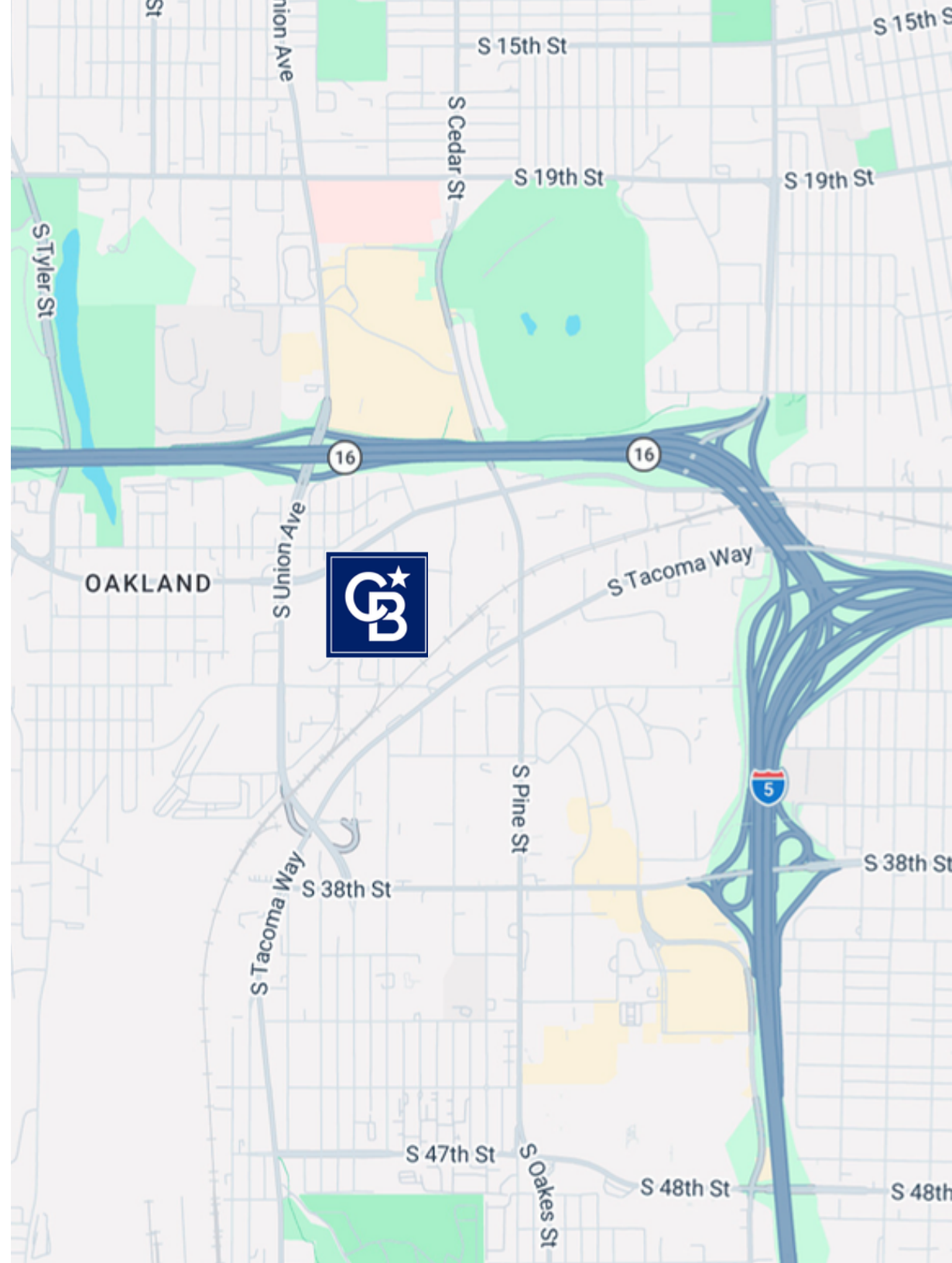
MAP



07

STRATEGIC LOCATION & ACCESS

- SR-16/Union Ave Interchange ± 1 mile
- I-5 ± 1 -2 miles
- I-5/SR-16 Interchange ± 3 miles
- SR-18/I-5 Interchange ± 12 miles
- Port of Tacoma ± 5.3 miles
- Downtown Tacoma ± 3 miles
- JBLM ± 9 miles
- Port of Seattle ± 36 miles
- Seattle-Tacoma International Airport ± 24 miles





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