



GIG HARBOR OFFICE PADS

*For Lease or Sale READY TO BUILD
Lots in Erickson Business Park*

3419 & 3445 ERICKSON ST, GIG HARBOR, WA

Property Features

LOT 3 | 3445 ERICKSON ST

LAND SF	17,088 SF
BUILDING SF	5,920 SF footprint + 336 SF 2nd Floor Mezzanine Office (Optional)
SALE PRICE	\$650,000

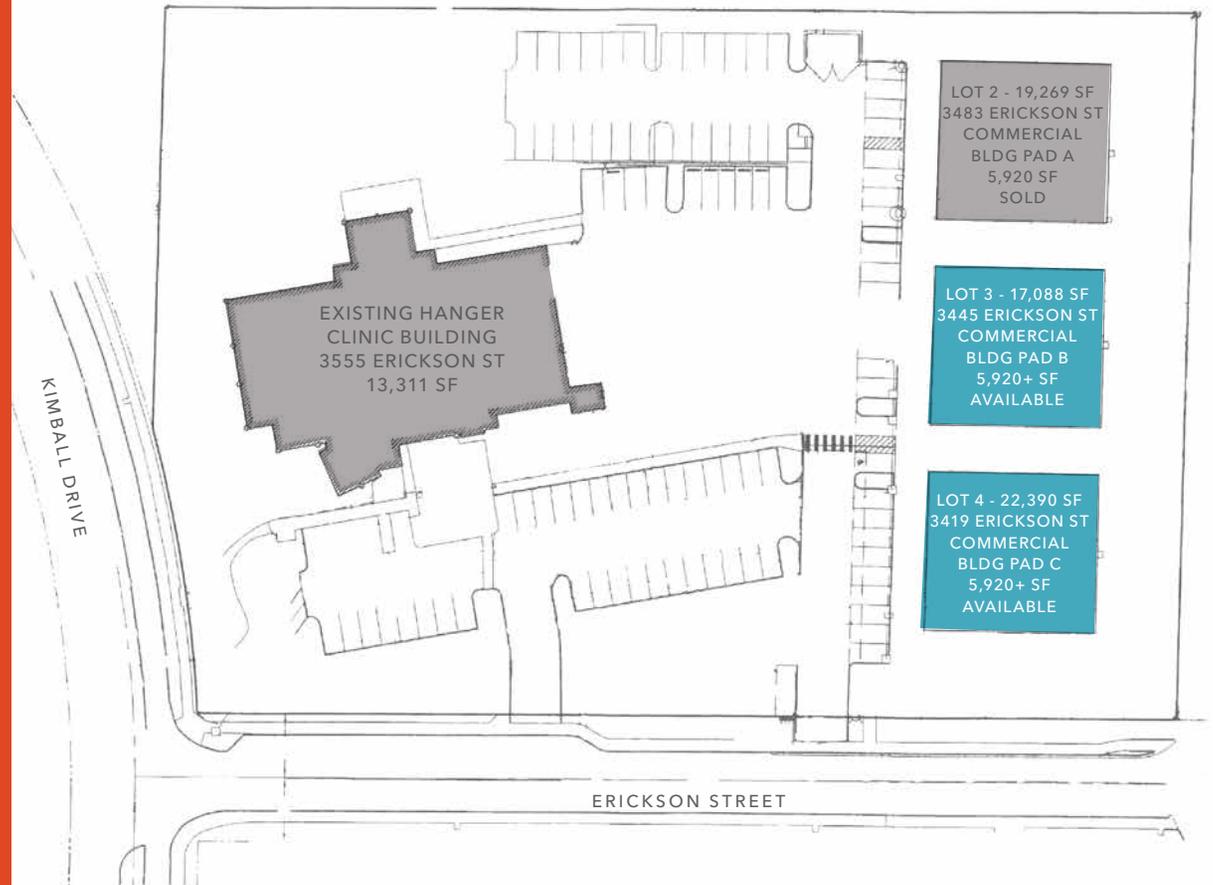
LOT 4 | 3419 ERICKSON ST

LAND SF	22,390 SF
BUILDING SF	5,920 SF footprint + 1,152 SF 2nd Floor Mezzanine Office (Optional)
SALE PRICE	\$750,000

Building square footage subject to approval by the Jurisdiction based on the date of actual submittal for permit (and current codes at the time)

Built-to-Suit available

- Anticipated shell and core construction pricing = ±\$325-350 per building square foot
- Shell and core condition to include: structure (including exterior wall insulation), siding, exterior painting, roof (including insulation), gutters, windows, electrical service and emergency lighting and required systems. Mechanical plumbing rough-in within the building. Conditioning of the space to stay temperate within the building.



[→ VIEW PROPERTY PHOTOS](#)

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.





PROPERTY INFORMATION

Lots are for Sale or
BTS Lease or Sale

Building can be ready for occupancy
within ±14 months of final design

Great access to Hwy 16 via Kimball
Drive and Wollochet Drive

Near restaurants, Starbucks, and
other amenities

Less than 1 mile from Downtown Gig
Harbor waterfront

Very nice business park setting in
convenient location

Shovel ready sites save years of time
and approvals

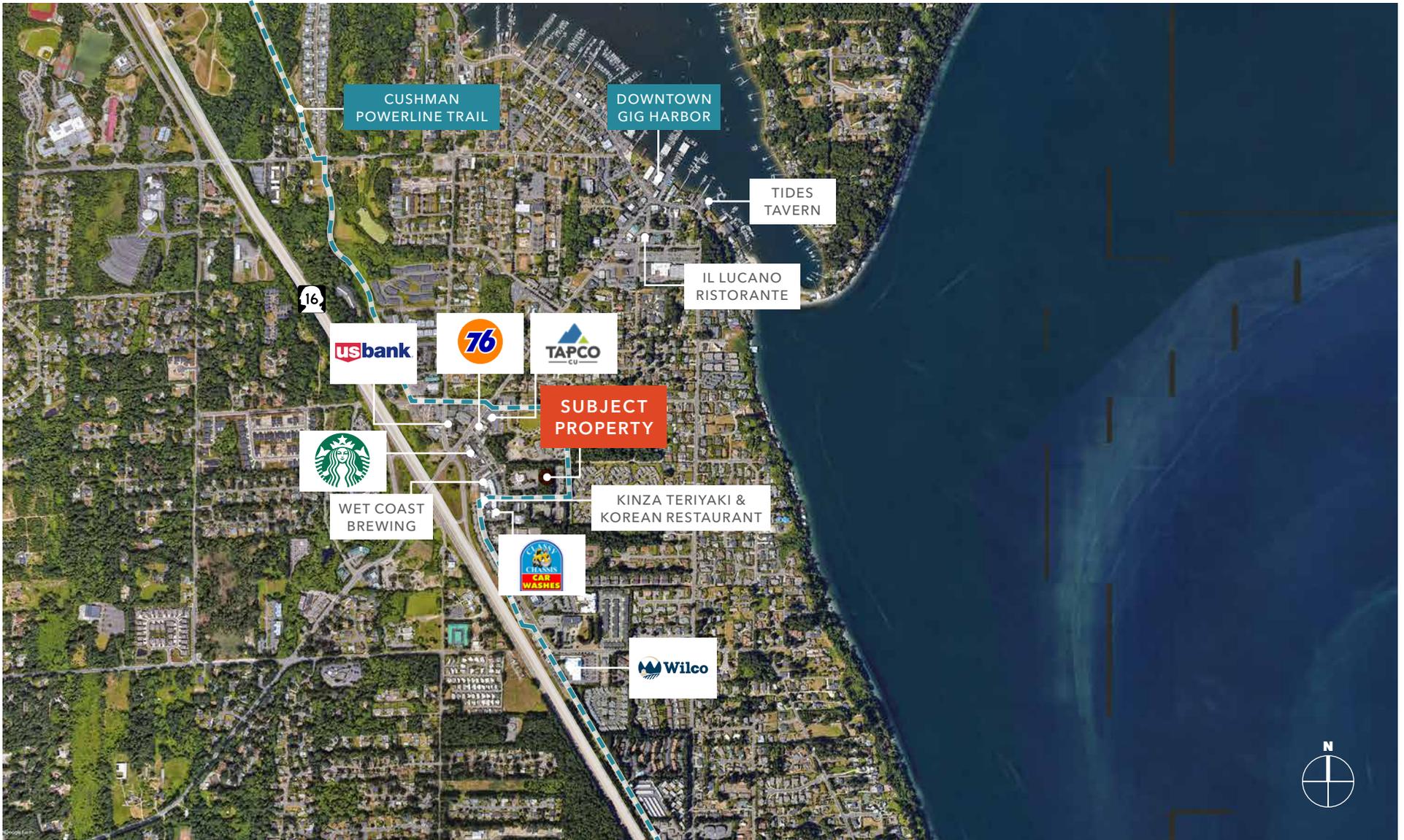
MATT MCLENNAN, CCIM, SIOR
253.722.1458
matt.mclennan@kidder.com

LAURA FOX, CCIM
253.722.1441
laura.fox@kidder.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.





KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.