

FOR SALE

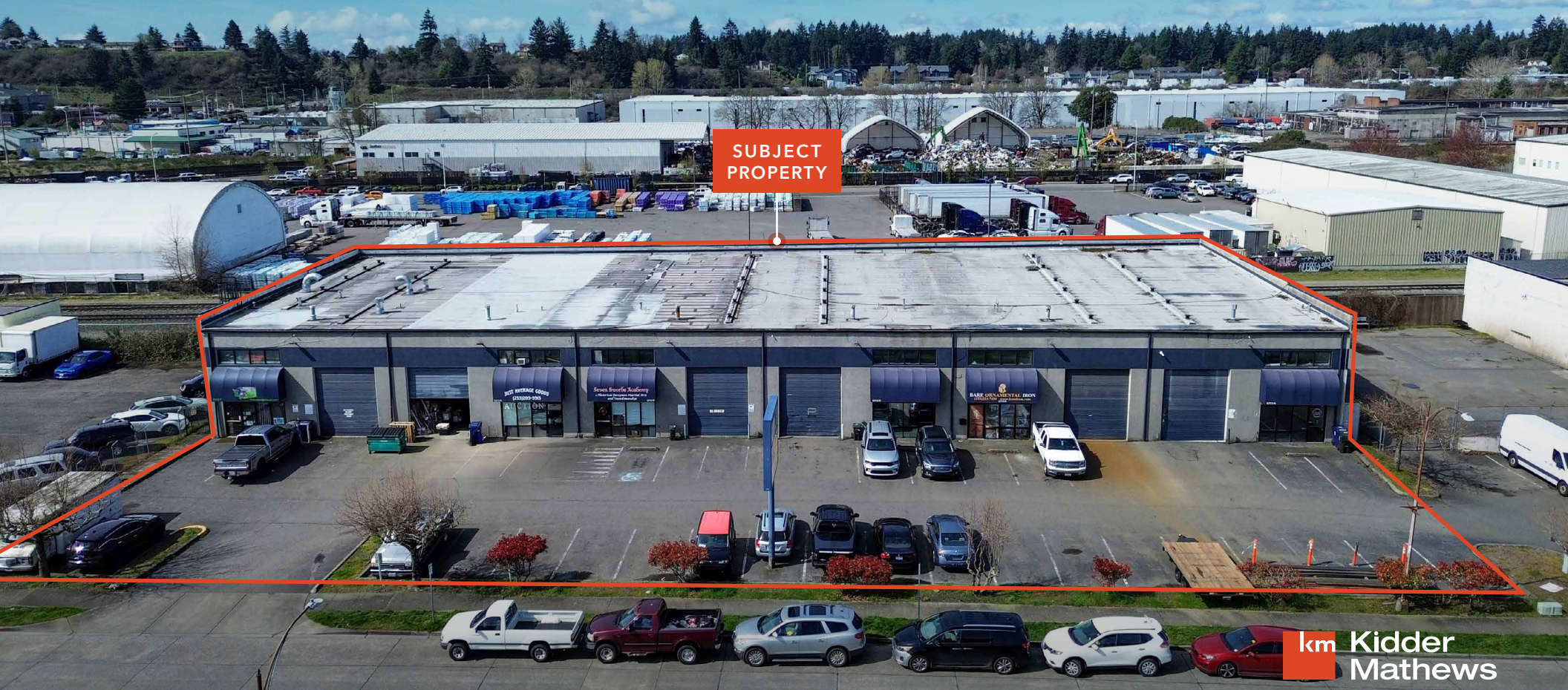
RAINSTATE BUILDING

*20,176 SF Small Bay Multi-tenant
Industrial Building*

\$2,595,000
SALE PRICE

5212 S WASHINGTON ST, TACOMA, WA 98409

→ [VIEW PHOTOS](#)



SUBJECT
PROPERTY

km Kidder
Mathews

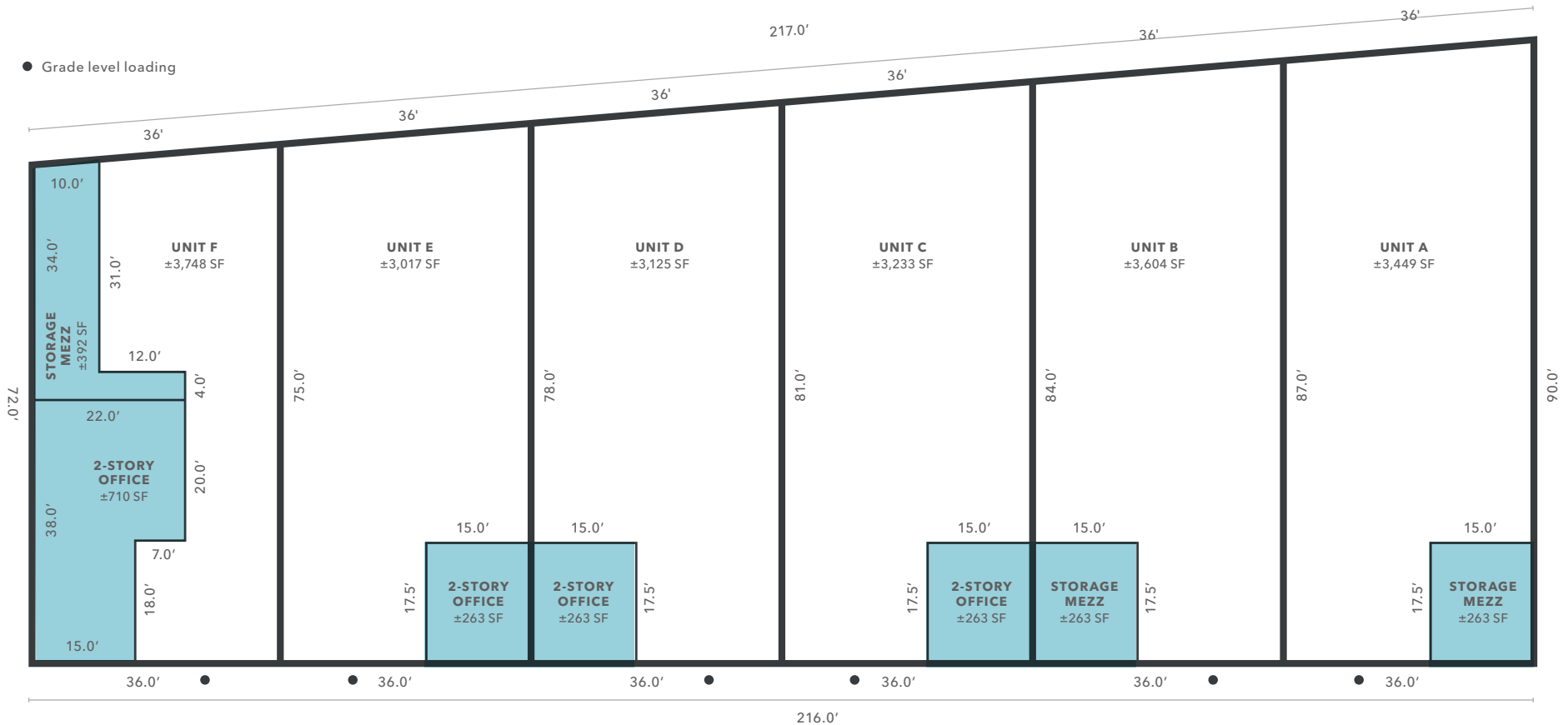
PROPERTY OVERVIEW

BUILDING SIZE	±20,176 SF Small Bay Multi-tenant
LAND	0.67 AC
% LEASED	81.12%
TRUCK ACCESS	Six (6) 12x14' Grade-Level Doors
CLEAR HEIGHT	20'
JURISDICTION	City of Tacoma
ZONE	CIX-STGPD VIEW ZONING MAP



SUITE AVAILABILITY

Suite	Tenant	Shell	1st Floor Office	Office Mezzanine	Storage Mezzanine	Total
Suite A	Idea Deal Services	3,186	±263	-	±263	3,449
Suite B	Bare Ornamental Iron	3,341	±263	-	±263	3,604
Suite C	Shining Auto Detailing	2,970	±263	±263	-	3,233
Suite D	Seven Swords Academy	2,862	±263	±263	-	3,125
Suite E	Just Average Goods	2,754	±263	±263	-	3,017
Suite F	Vacant	2,646	±710	±710	±392	3,748
TOTALS		17,759	±2,025	±1,499	±918	20,176



RENT ROLL

Tenant Name	Suite #	SF	Lease Expiration	Current Base Rent	Base Rent PSF	Annual Base Rent	NNN (Actual)	Adjusted Base Rent Annual (NOI)	
IDEN DEALER SERVICES LLC	A	3,449	MTM	\$2,800.00	\$0.81	\$33,600.00	(\$8,148.39)	\$25,451.61	
BARE ORNAMENTAL IRON LLC	B	3,604	MTM	\$2,600.00	\$0.78	\$31,200.00	(\$7,893.23)	\$23,306.77	
SHINING AUTO DETAILING INC.	C	3,233	12/31/2026	\$3,650.00	\$1.13	\$43,800.00	(\$7,638.08)	\$36,161.92	
SEVEN SWORDS ACADEMY LLC	D	3,125	MTM	\$2,500.00	\$0.80	\$30,000.00	(\$7,382.93)	\$22,617.07	
JUST AVERAGE GOODS	E	3,017	MTM	\$2,400.00	\$0.80	\$28,800.00	(\$7,127.77)	\$21,672.23	
VACANT	F	3,748	N/A	\$-	\$-	\$-	(\$8,854.79)	(\$8,854.79)	
		20,176		\$13,950.00	\$0.69	\$167,400.00	(\$47,045.19)	\$120,354.81	
								PURCHASE PRICE	\$2,595,000.00
								CAP RATE @ PURCHASE PRICE	4.64%

*All existing leases are gross leases with no NNN recapture

PROFORMA RENT ROLL

Suite #	SF	Base Rent PSF	Monthly Base Rent	Annual Base Rent	NNN (Actual)	NNN Recapture (Annual)	Adjusted Base Rent Annual (NOI)		
A	3,449	\$1.25	\$4,311.25	\$51,735.00	(\$8,148.39)	\$8,148.39	\$51,735.00		
B	3,604	\$1.25	\$4,505.00	\$54,060.00	(\$7,893.23)	\$7,893.23	\$54,060.00		
C	3,233	\$1.25	\$4,041.25	\$48,495.00	(\$7,638.08)	\$7,638.08	\$48,495.00		
D	3,125	\$1.25	\$3,906.25	\$46,875.00	(\$7,382.93)	\$7,382.93	\$46,875.00		
E	3,017	\$1.25	\$3,771.25	\$45,255.00	(\$7,127.77)	\$7,127.77	\$45,255.00		
F	3,748	\$1.25	\$4,685.00	\$56,220.00	(\$8,854.79)	\$8,854.79	\$56,220.00		
		20,176	\$25,220.00	\$302,640.00	(\$47,045.19)	\$47,045.19	\$302,640		
								PURCHASE PRICE	\$2,595,000.00
								CAPITAL IMPROVEMENTS	\$886,565.00
								TOTAL ACQUISITION COST	\$3,481,565.00
								CAP RATE @ TOTAL BASIS	8.69%

CAPITAL IMPROVEMENTS BUDGET

	Cost	\$/PSF
ROOF REPLACEMENT	\$391,565.00	\$19.41
GENERAL BUILDING REPAIRS	\$400,000.00	\$19.83
LEASING COSTS	\$95,000.00	\$4.71
	\$886,565.00	\$43.94

RAINSTATE BUILDING | 5212 S WASHINGTON ST

1.2 MI — 4 MINS

TO I-5

8 MI — 16 MINS

TO PORT OF TACOMA

4.9 MI — 8 MINS

TO HWY 512

12.9 MI — 16 MINS

TO HWY 18

23.9 MI — 30 MINS

TO SEATAC

37.9 MI — 45 MINS

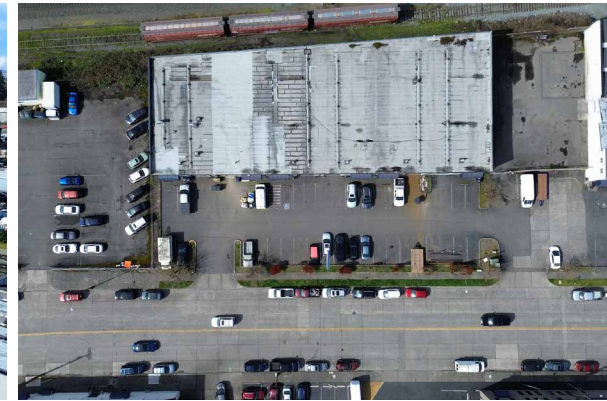
TO PORT OF SEATTLE



RAINSTATE BUILDING | 5212 S WASHINGTON ST

The Rainstate Building presents a rare opportunity to acquire a well-positioned small bay industrial asset in the heart of Tacoma's established industrial corridor. With five existing tenants and a clear path to significantly increased income through traditional value-add practices, this 20,176 SF building offers both immediate cash flow and strong value-add upside.

The property's 12 x 14 grade-level doors, 20-foot clear heights, and flexible multi-tenant layout make it ideally suited for a diverse range of light industrial and service users. Strategically located just minutes from I-5, Highway 16, and the Port of Tacoma, the Rainstate Building provides tenants with unmatched regional connectivity throughout the Puget Sound.





RAINSTATE BUILDING | 5212 S WASHINGTON ST

*For more information on
this property, please contact*

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