

4901 CENTER STREET

4901 Center St, Tacoma, WA 98409



FLEX BUILDING FOR SALE OR LEASE

LISTING INFORMATION

AVAILABLE SF:	23,654 SF
	- 14,453 SF warehouse - 9,201 SF office
SALE PRICE:	\$4,750,000 (\$200.81 PSF)
LESAE RATE:	\$1.15 SF/month (NNN)
LOADING:	4 pony dock doors, 1 grade level door
CLEAR HEIGHT:	10 - 12'
ACREAGE:	2.18 acres
ZONING:	C2 - General Community Commercial District
PARKING:	23-stalls in front; yard, storage, and truck parking in rear

COMMENTS

Standalone building with heavy power and prominent signage. Conveniently located with immediate access to Hwy 16, near Home Depot, Lowe's, Cheney Stadium, and other retail amenities.

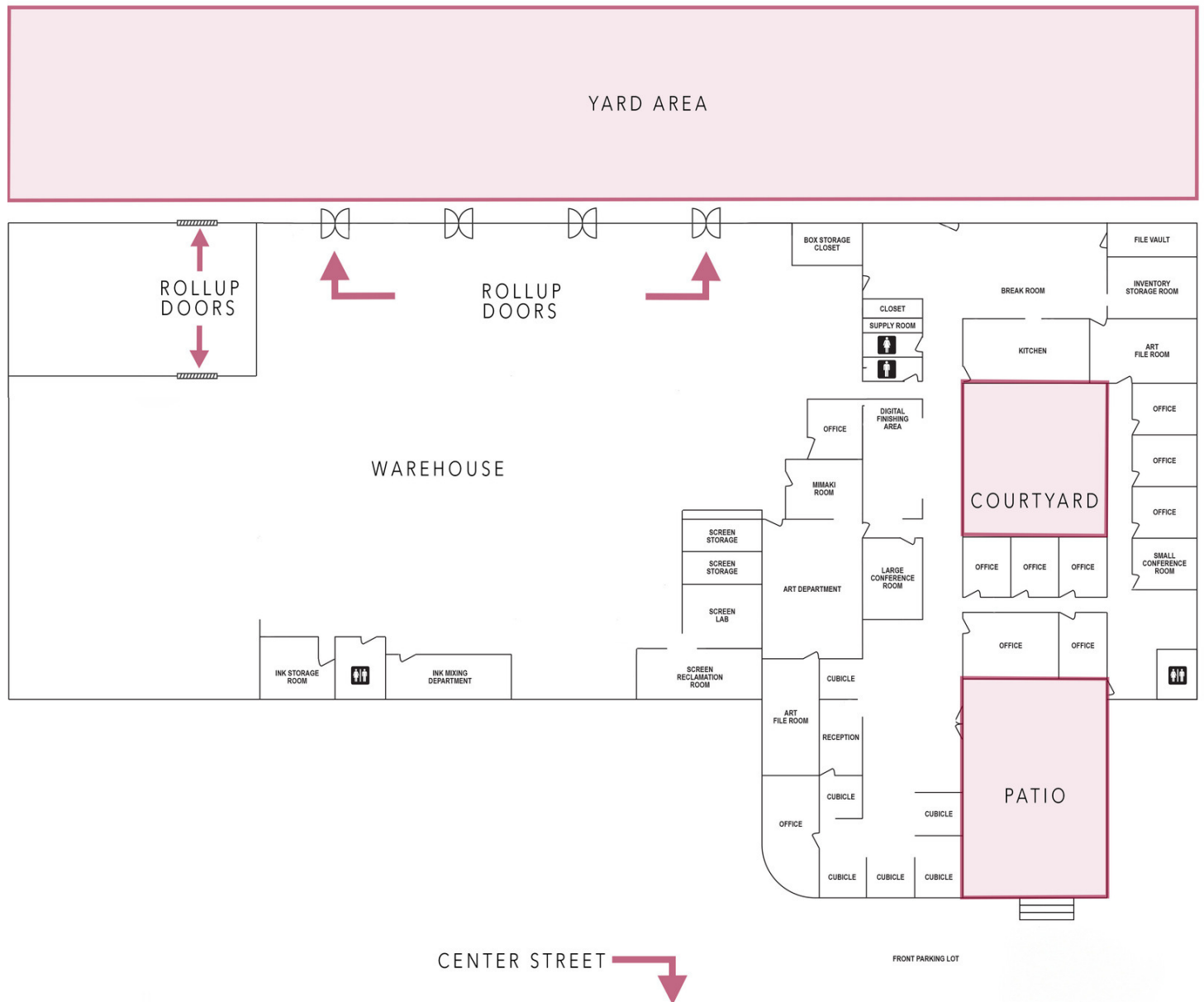
Zoning allows for a variety of uses such as office, retail, restaurant, drive through, self-storage, and personal services.



4901 CENTER STREET

4901 Center St, Tacoma, WA 98409

FLOOR PLAN



CONTACT

John Bauder, CCIM

jbauder@lee-associates.com

253.238.0043

Harrison Laird

hlaire@lee-associates.com

253.238.0044

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

4901 CENTER STREET

4901 Center St, Tacoma, WA 98409

PHOTOS



CONTACT

John Bauder, CCIM

jbauder@lee-associates.com

253.238.0043

Harrison Laird

hlaire@lee-associates.com

253.238.0044

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

4901 CENTER STREET

4901 Center St, Tacoma, WA 98409

AERIAL



CONTACT

John Bauder, CCIM

jbauder@lee-associates.com

253.238.0043

Harrison Laird

hlaird@lee-associates.com

253.238.0044

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.