567 E

18TH STREET

Tacoma, WA 98421

CBRE

1.67 Acre Rail-Served Property in Downtown Tacoma

FOR SALE $3,100,000

AFFILIATED BUSINESS DISCLOSURE

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property.

All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

EXECUTIVE SUMMARY

The Offering

Situated along the railroad tracks in the heart of Tacoma, this property benefits from convenient rail access that enhances its logistical capabilities for businesses engaged in import and export activities. Its prime location offers excellent connectivity to major transportation routes and is essential to the current tenant's operations.

STEEL CANOPY STRUCTURE

Property Highlights

Location
567 E 18th Street, Tacoma, Pierce County, WA 98421

Zoning
Industrial

Site Area
1.67 Acres (72,940 Square Feet)

Building Area
9,000 Square Foot Steel-Canopy Structure

Year Built
1992

Tenant
MacMillan-Piper - Leased through January 2030

PROPERTY HIGHLIGHTS

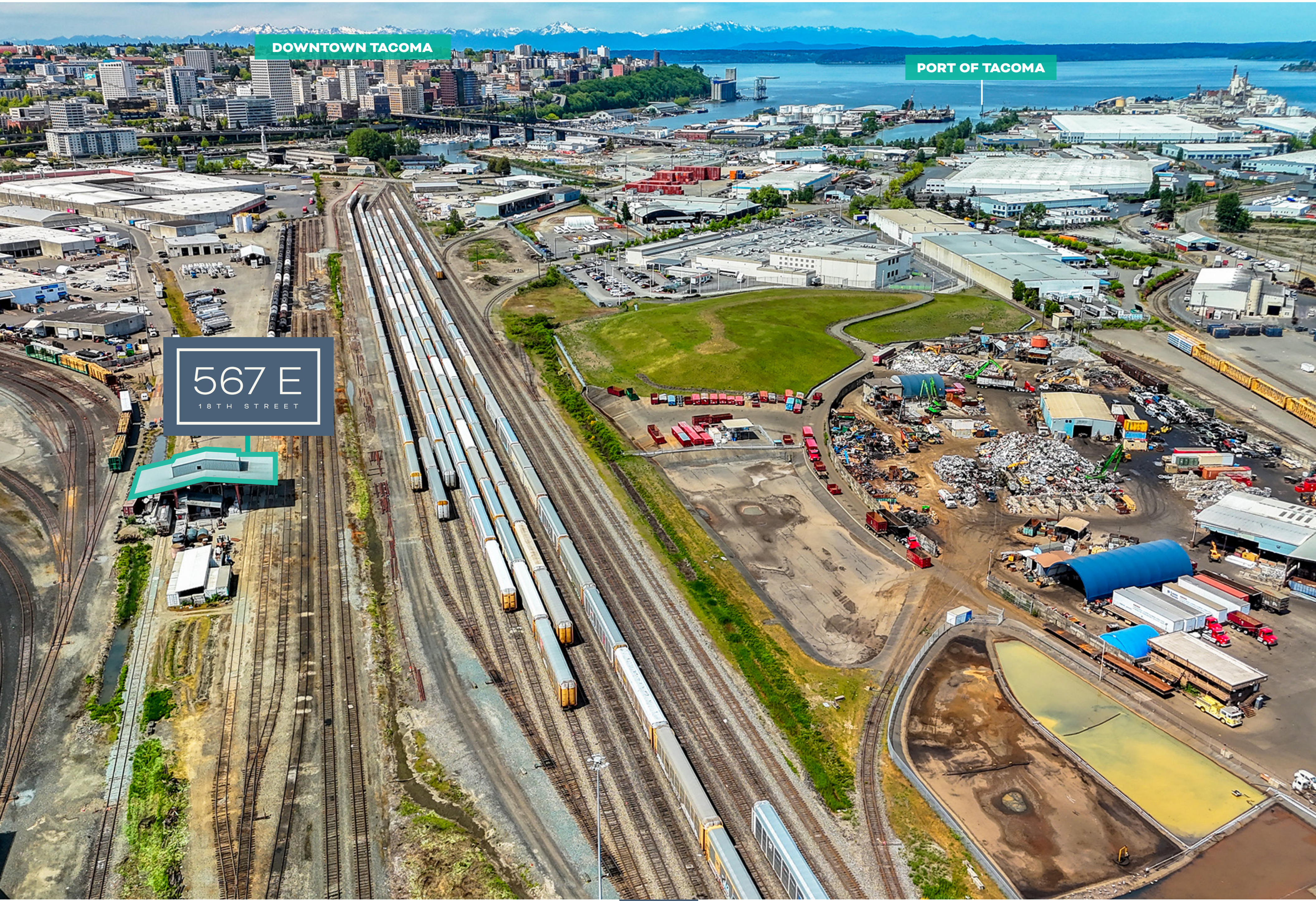
Strategic Rail Access
Benefit from seamless import and export logistics ensuring efficient transportation of goods and enhancing overall operational effectiveness. 1,200 linear feet of UPRR rail track (owned) and 600 feet of BNSF rail leased (Paid by Tenant).

Specialized Property
This unique property is tailored to meet the specific needs of the tenant's business, providing an essential foundation for their continued success and growth.

Stability and Security
Enjoy the peace of mind that comes with a long-term lease agreement with a financially strong tenant, ensuring reliable income and security for the future.

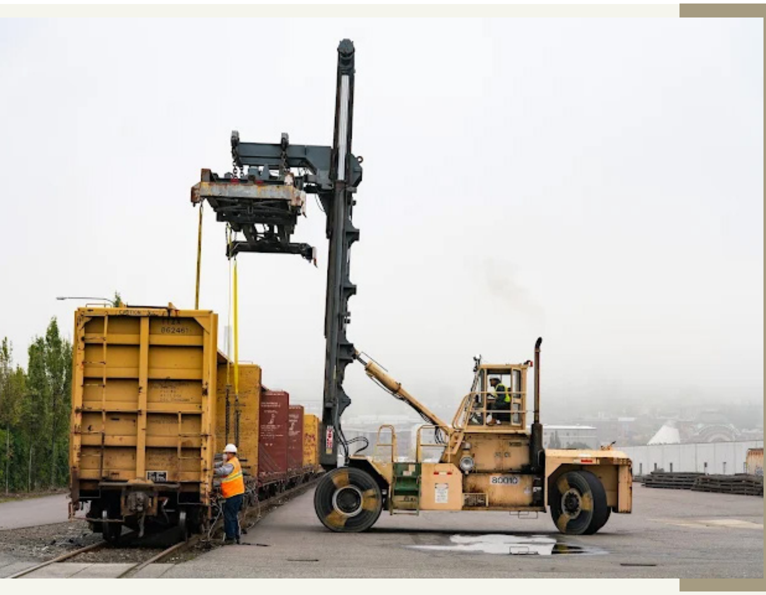
Full-Size Truck Scale

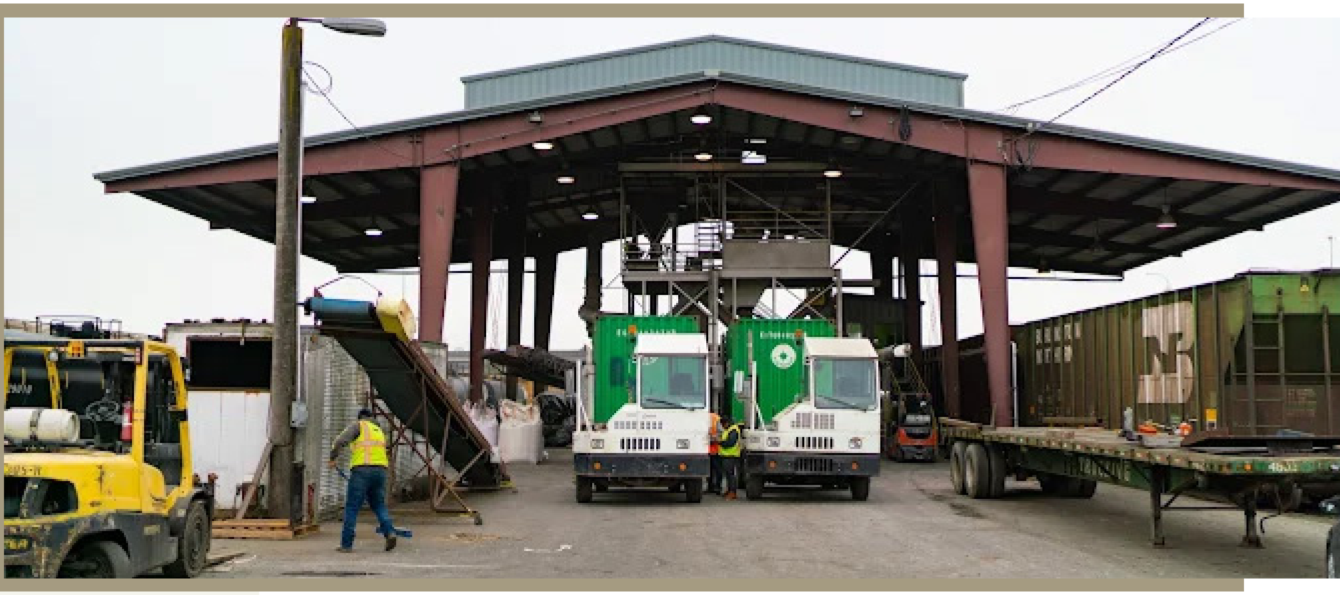
FULL-SIZE TRUCK SCALE


DOWNTOWN TACOMA
PORT OF TACOMA
567 E
18TH STREET

LONG TERM TENANT - MACMILLAN-PIPER

Current lease to MacMillan-Piper commenced on February 1, 2020 and is set through January 31, 2030





MacMillan-Piper, a family-owned business based in the Pacific Northwest, is now offering transportation services nationwide and handling cargo from all over the globe. Their unwavering commitment to delivering better solutions to the industry is the driving force behind MacMillan-Piper's nationwide expansion.

MacMillan-Piper is unique in these efforts due to the range of cargo handling possibilities they offer their customers. They work with their customers to find innovative new ways to handle all types of cargo.

With over 50 years of experience in the transloading industry, MacMillan-Piper handles dozens of products and utilizes many specialized pieces of equipment that allow their customers flexible solutions.

What is Transloading

- Transloading is the transfer of goods from one mode of transportation to another as they are being imported or exported in and out of the country, as well as domestic cargo. In general, unloading cargo from import containers and loading the cargo to trucks or rail cars for inland destinations. For export cargo, unloading cargo from trucks and rail cars and loading the cargo into ocean containers.

Company Stats and Services

- MacMillan-Piper currently has 370,000 SF of warehouse space with 80 railcar spots and over 100 dock doors.
- Services provided by MacMillan-Piper include transloading, full truckloads, full container loads, intermodals, cross docking, warehousing and much more!

MACMILLAN-PIPER

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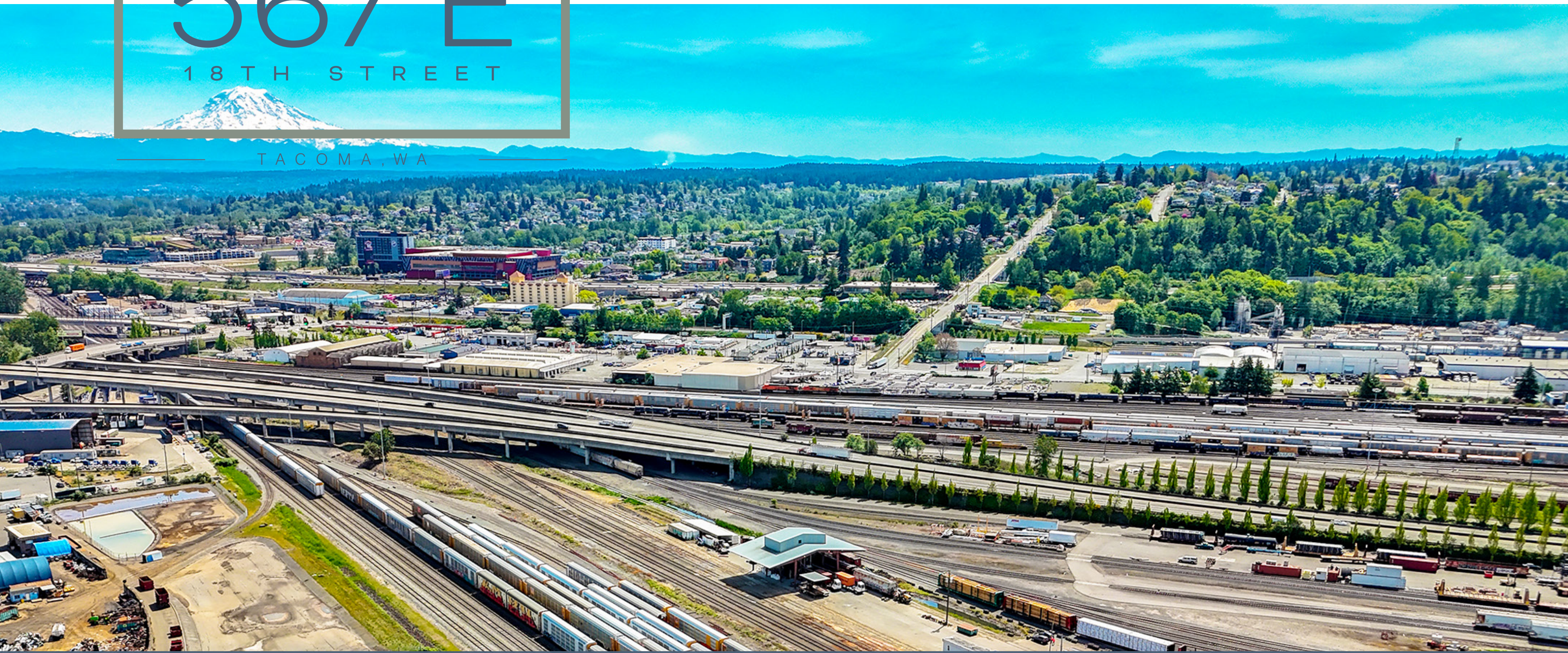

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