

Further Price Reduction  
Motivated Landlord

For Sale or Lease  
**Warehouse  
Space**



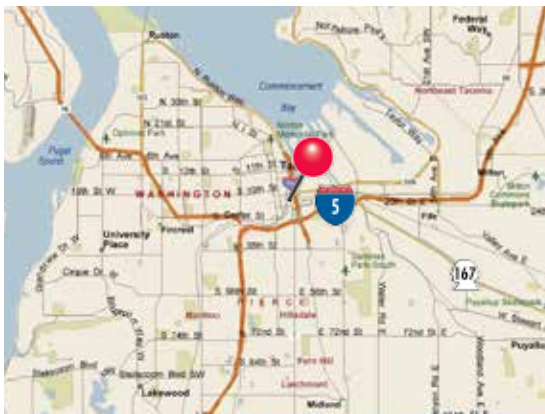
## 2310 Commerce Street Tacoma, WA

- ± 19,000 SF of total space
  - Shell: ± 18,000 SF (60'x300')
  - Office: ± 2,445 SF (± 1,224 SF on 1st floor & ± 1,000 SF on 2nd floor)
- Precast concrete tilt panel construction
- 5 DH & 1 DI
- Zoned WR (Warehouse - Residential)
- Great location in Tacoma's Brewery District
- Close proximity to UW Tacoma, Everest College, Museum District, Tacoma Dome, LeMay Auto Museum and Port of Tacoma
- Great freeway access
  - 3 blocks to SR 509/Pacific
  - 5 blocks to I-5/26th Street
- Lease rate: \$8,950 \$7,220 per month, NNN (\$0.47 \$0.38 PSF)  
NNN = Approximately \$1,425 per month (\$0.075 PSF)

For more information, contact:

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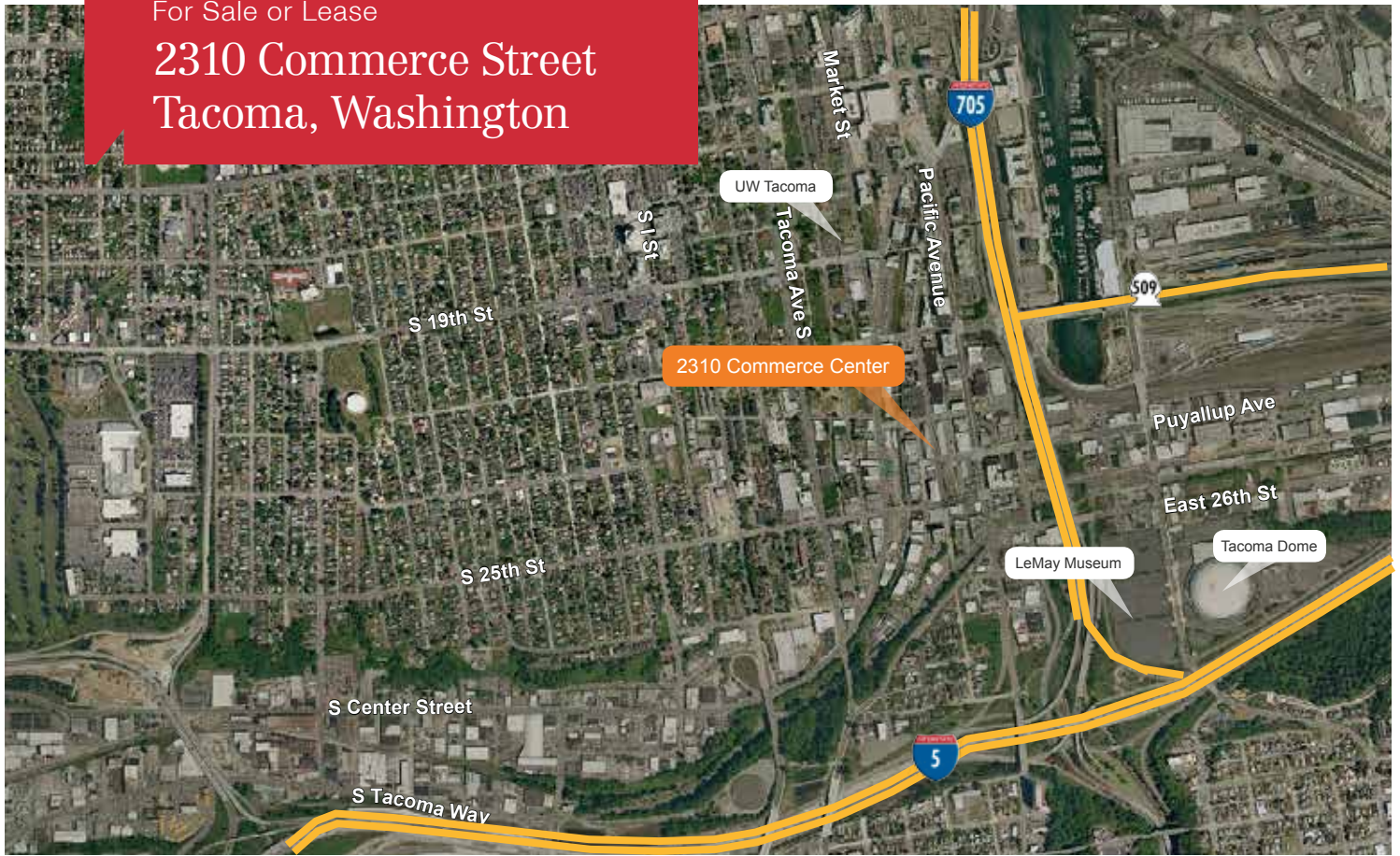


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