



Former Tam Engineering

3033-3035 S Lawrence St Tacoma, WA 98409

Property Highlights

- Three free-standing buildings on ± 5.22 acres
- Great manufacturing facilities: heavy power, dock and grade level loading, and heated manufacturing space - Available March 2020
- 12' - 16' clear height
- "Nalley Valley" location with great freeway access to south Puget Sound region from SR-16 and I-5
- Zoned - Heavy Industrial (M-2), City of Tacoma
- Low rent rates and competitive NNNs

Available Spaces - 35,008 SF Total

- Area D - 4,968 SF
- Area B - 7,200 SF
- Area C,E,F - 18,990 SF
- Building 2 - dead storage - 3,850 SF



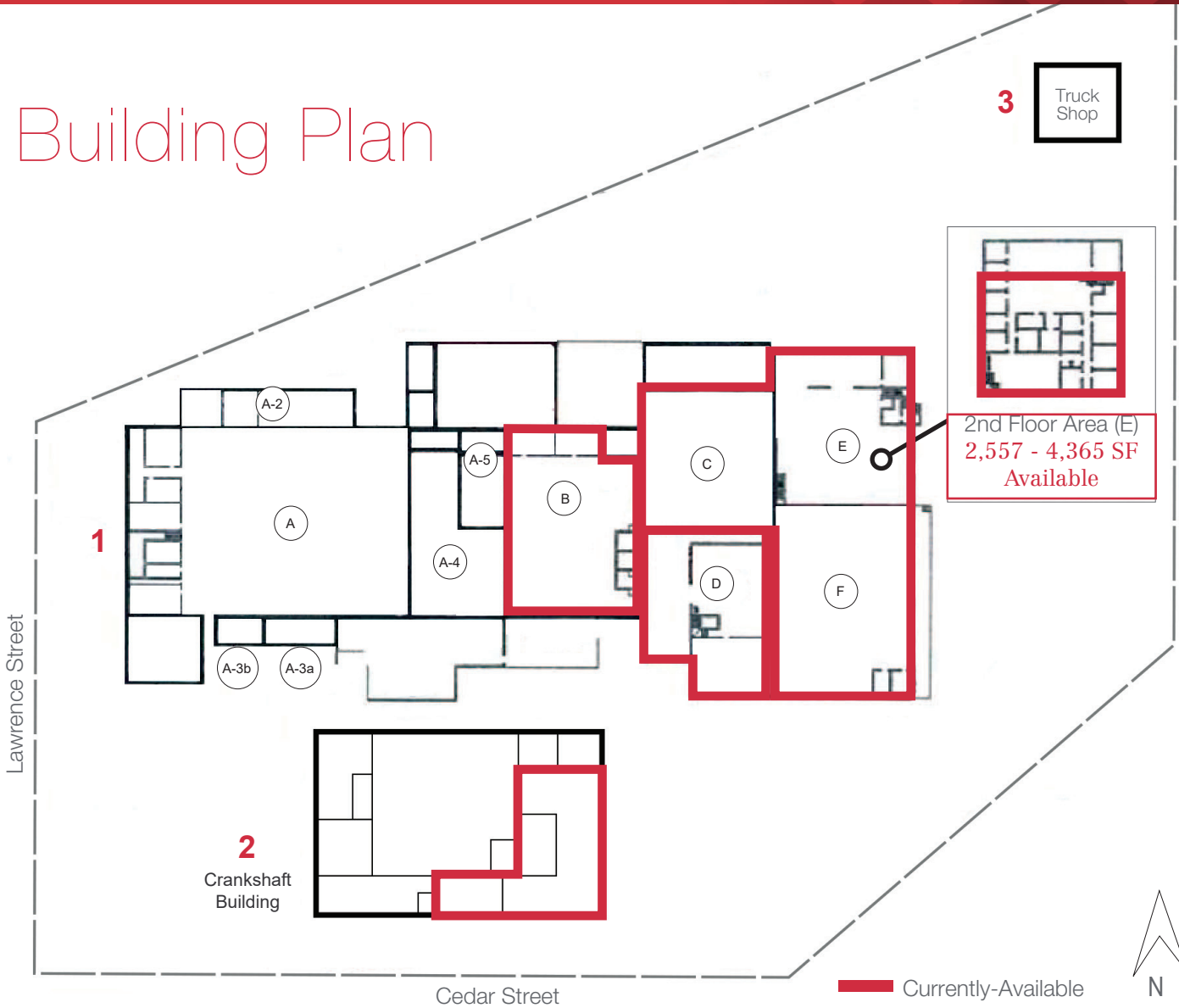
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Building Plan



SPACE AVAILABLE

Building	Suite	Size (SF)	Rate (PSF/mo.)	NNN (PSF/mo.)
1	E (2nd Floor Office)	2,557 - 4,365	\$0.50	\$0.16
1	B	7,200	\$0.42	\$0.16
1	D	4,968	\$0.45	\$0.16
1	C,E,F	18,990	\$0.48	\$0.16
1	B,D,C,E,F	31,158	\$0.46	\$0.16
2	Dead Storage	3,850	\$0.42	\$0.16

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