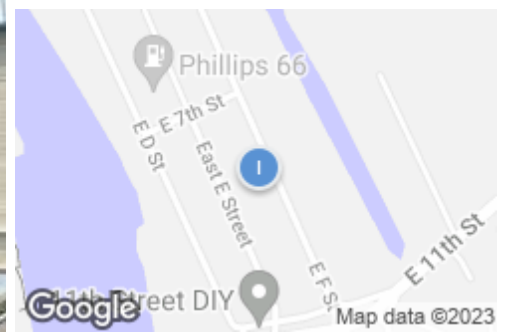


Warehouse space in Port of Tacoma

1002 E F St, Tacoma, WA, 98421

Industrial: Manufacturing Sublease

Prepared on July 18, 2023



Listing Details | Industrial Sublease

Suite	C	Available Date	4/11/2023
Secondary Uses	Flex/R&D	Days On Market	113 days
Sublease	Yes	Date Listed	3/27/2023
Total Available Space	5,000 SF	Last Modified	7/12/2023
Min Div/Max Contig	Not present/5,000 SF	Listing ID	34250082
Asking Rate	\$4,450 Monthly	Electrical	-
Industrial/Shell Rent	\$4,450 Annual/SF	Ceiling Height	-
Lease Type	Gross	Dock High Doors	1
Expenses	-	Grade Level Doors	-
Possession	Now	DHD Built to Suit	To be determined
Vacant	Yes	Parking Spaces	-

Description

Hard to find warehouse location in the heart of the Port of Tacoma. Zoned light industrial with a nice secured parking area on the side. Sublease of Suite C.

Property Details

Property Type	Industrial	Land Size	0.46 Acres / 20,038 SF
Sub Type	Manufacturing	Number of Buildings	3
Zoning	M2	Floors	2
Building Status	Existing	Year Built/Renovated	1920, 1950
Building Size	117,819 SF	Primary Construction	Masonry

Contact



Kathleen Stanford
253-383-8800
kate.stanford@hotmail.com

Commercial Advantage Real Estate



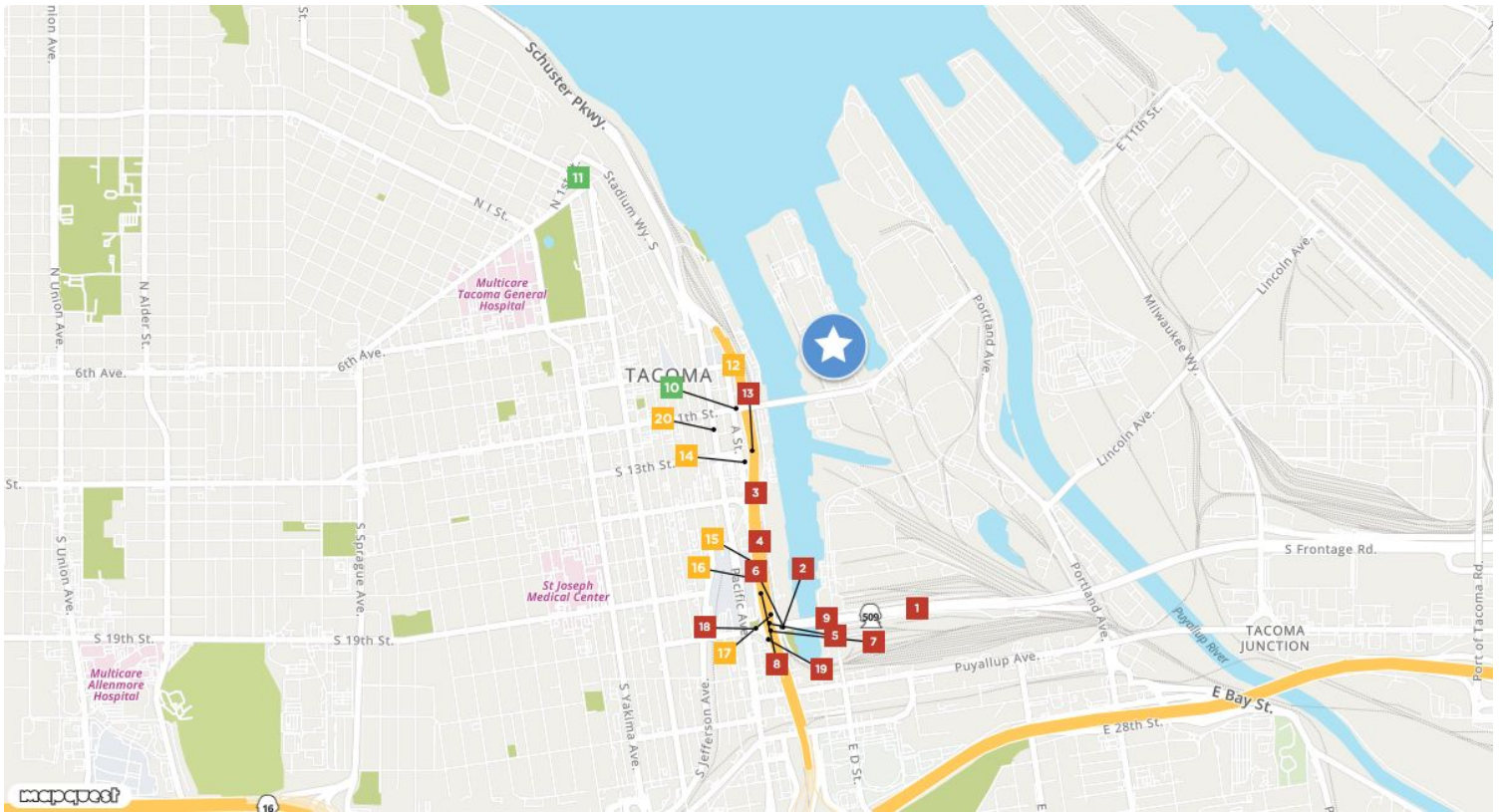
Port of Tacoma

1002 E F St
Tacoma, WA 98421



Kathleen Stanford
kate.stanford@hotmail.com
253-283-5336

Traffic Counts



1	E River St
Year: 2021	35,516 est
Year: 2019	38,000
Year: 2017	30,000

6	State Rte 509
	Dock St
Year: 2021	38,636 est
Year: 2018	38,000

11	N Tacoma Ave
	N 1st St
Year: 2021	5,745 est
Year: 2013	3,584
Year: 2004	9,738

16	I-705
	E 21st St
Year: 2021	6,985 est
Year: 2012	6,600
Year: 2010	6,600

2	E 18th St
Year: 2021	38,514 est
Year: 2019	38,000
Year: 2018	38,000

7	I-705
	E 21st St
Year: 2021	51,585 est
Year: 2018	51,000

12	S 9th St
	A St
Year: 2021	7,168 est
Year: 2012	6,900
Year: 2010	6,900

17	I-705
	E 21st St
Year: 2021	6,961 est
Year: 2012	6,700
Year: 2010	6,700

3	E 15th St
	I-705
Year: 2021	49,257 est
Year: 2018	48,000

8	I-705
	E 21st St
Year: 2021	43,655 est
Year: 2017	40,000
Year: 2012	37,000

13	I-705
	S 11th St
Year: 2021	49,818 est
Year: 2012	44,000
Year: 2011	45,000

18	S 21st St
	Pacific Ave
Year: 2021	20,631 est
Year: 2012	20,000
Year: 2007	16,008

4	I-705
	E 15th St
Year: 2021	55,784 est
Year: 2018	54,000
Year: 2012	50,000

9	State Rte 509
	Dock St
Year: 2021	37,091 est
Year: 2017	37,000
Year: 2015	36,000

14	A St
	S 13th St
Year: 2021	6,337 est
Year: 2012	6,100
Year: 2010	6,100

19	I-705
	E 21st St
Year: 2021	12,467 est
Year: 2012	12,000
Year: 2010	12,000

5	I-705
	E 21st St
Year: 2021	40,459 est
Year: 2018	40,000

10	S 11th St
	A St
Year: 2021	3,384 est
Year: 2013	2,711
Year: 2005	4,469

15	I-705
	E 21st St
Year: 2021	10,389 est
Year: 2012	10,000
Year: 2010	10,000

20	Pacific Ave
	S 12th St
Year: 2021	9,870 est
Year: 2010	9,659
Year: 1997	12,800

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 253-283-5336

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 1002 E F St, Tacoma, WA 98421

CITY, STATE

Tacoma, WA

POPULATION

86,751

AVG. HHSIZE

2.46

MEDIAN HH INCOME

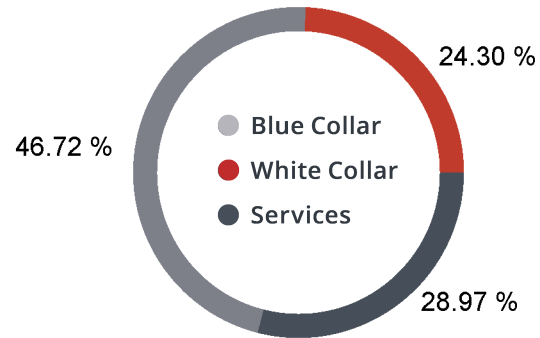
\$49,390

HOME OWNERSHIP

Renters: **18,820**

Owners: **16,110**

EMPLOYMENT

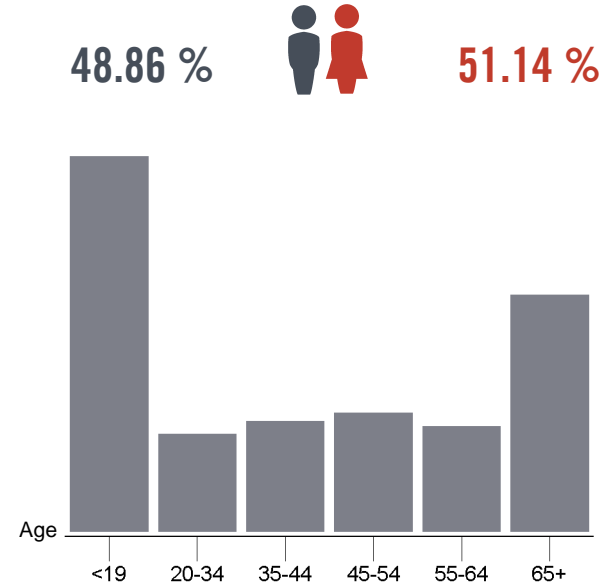


44.93 % Employed
2.34 % Unemployed

EDUCATION

High School Grad: **28.86 %**
Some College: **26.54 %**
Associates: **6.59 %**
Bachelors: **21.63 %**

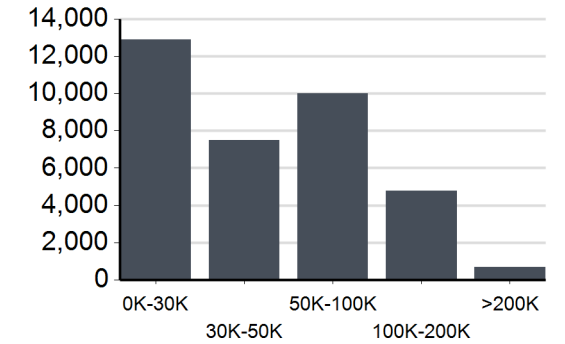
GENDER & AGE



RACE & ETHNICITY

White: **61.47 %**
Asian: **4.57 %**
Native American: **1.38 %**
Pacific Islanders: **0.08 %**
African-American: **13.90 %**
Hispanic: **11.36 %**
Two or More Races: **7.23 %**

INCOME BY HOUSEHOLD



HH SPENDING

