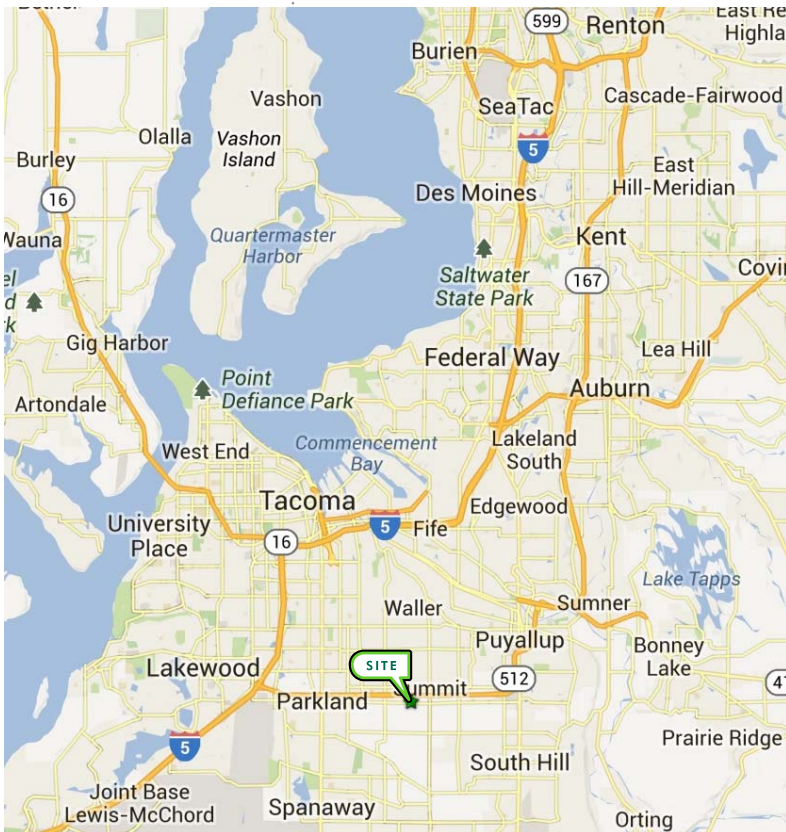


# FOR SALE WAREHOUSE/OFFICE SPACE

11219 44<sup>TH</sup> AVENUE EAST :: TACOMA, WA



## FEATURES:

- ±5.21 Acres
  - 300 front feet on 112<sup>th</sup> x 625'
- Two metal buildings :
  - ±4,640 SF building
    - ±320 SF office
    - 5 roll-up doors
  - ±3,890 SF building
    - ±300 SF office
    - 3 roll-up doors
- 3-phase power
- Natural Gas
- Good access to Canyon Road, Portland Avenue and Hwy-512
- Zoned: Community Employment (CE), Pierce County
- Uses: Contractor yard, outdoor storage, truck/equipment repair and maintenance
- Pierce County Tax Parcel # 0319122115
- Price: \$845,000
- Terms: 30% cash down, balance on note to Seller at 6% interest, balloon in five years



**FOR MORE  
INFORMATION  
PLEASE  
CONTACT**

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**CBRE**



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