

# STEELE STREET DEVELOPMENT YARD

## 2108 102ND ST S, TACOMA

3 Acres Usable SF | 5.4 Acres Total Site

With Permitted Plans for 7,800 SF Building

- + \$1,960,000 (\$15.00 PSF Usable)
- + Direct Access to I-5 & Hwy 512
- + Gravel Yard + Secured Fencing
- + Permitted For - 8 Service Bays | 1,192 SF Office | Mezzanine Storage

**NEWMARK**

EXCLUSIVELY LISTED BY:

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PROPERTY DETAILS

ADDRESS	2108 102nd St. S., Tacoma, WA
COUNTY / SUBMARKET	Pierce County / Spanaway
TOTAL SITE AREA	5.4 Acres (±235,204 SF)
USABLE AREA	3.0 Acres (±130,680 SF)
ASKING PRICE	\$1,960,000 (\$15.00 PSF Usable)
SITE IMPROVEMENTS	Gravel Surface + Secured Fencing
ACCESS	102nd St. S.   I-5 & Hwy 512 ~1 mile

ZONING

ZONE	Community Employment (CE)
JURISDICTION	Unincorporated Pierce County
LAND USE	Commercial   Office Subcategory

PERMITTED USES (CE ZONE)

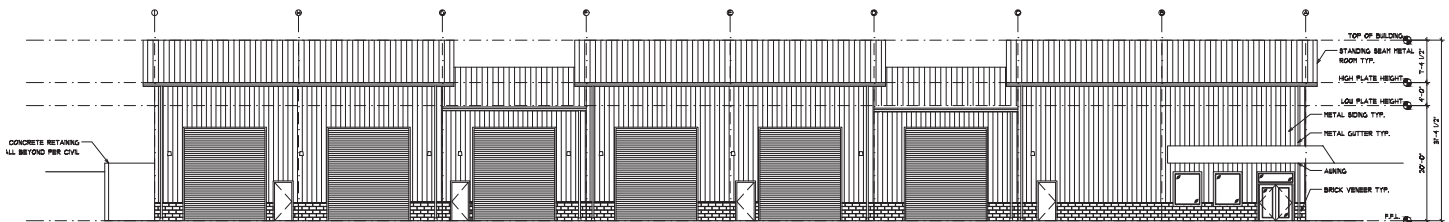
- Retail & dining uses permitted
- Office uses permitted
- Light industrial / manufacturing permitted
- Heavy industrial uses permitted
- Warehouse & distribution center permitted

PERMITTED PLANS OVERVIEW

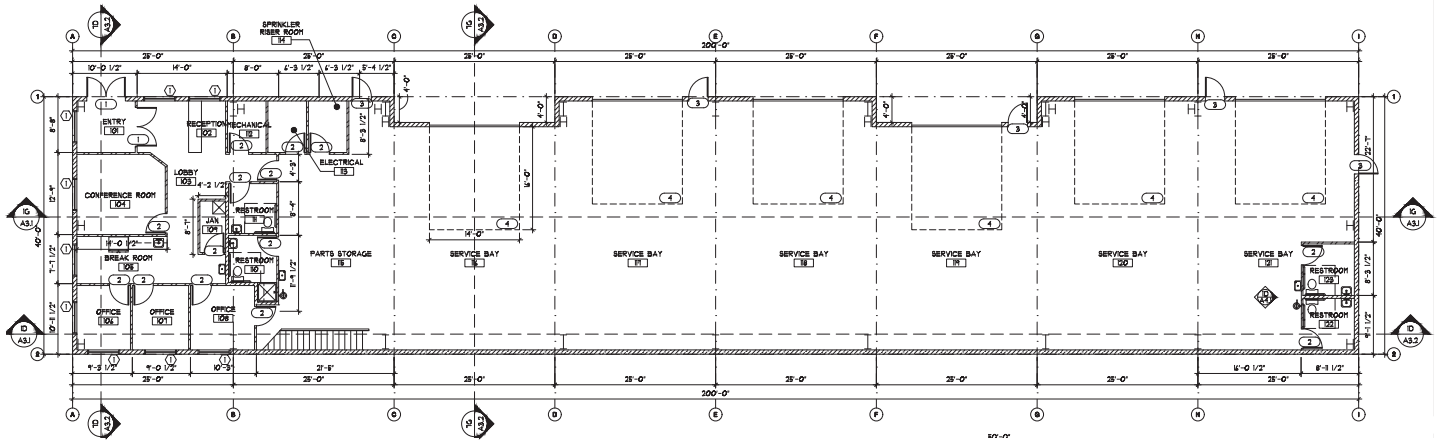
BUILDING TYPE	New Construction — Office & Repair/Service Shop
TOTAL BUILDING SF	7,800 SF (1st floor) + Mezzanine Storage
OFFICE SPACE	1,192 SF — Lobby, Reception, 3 Offices, Conf.
MEZZANINE	1,192 SF Office Storage — open to below
SERVICE BAYS	8 Repair/Service Bays — 6,161 SF total
PARKING	38 Tractor-Trailer parking

SALE HIGHLIGHTS

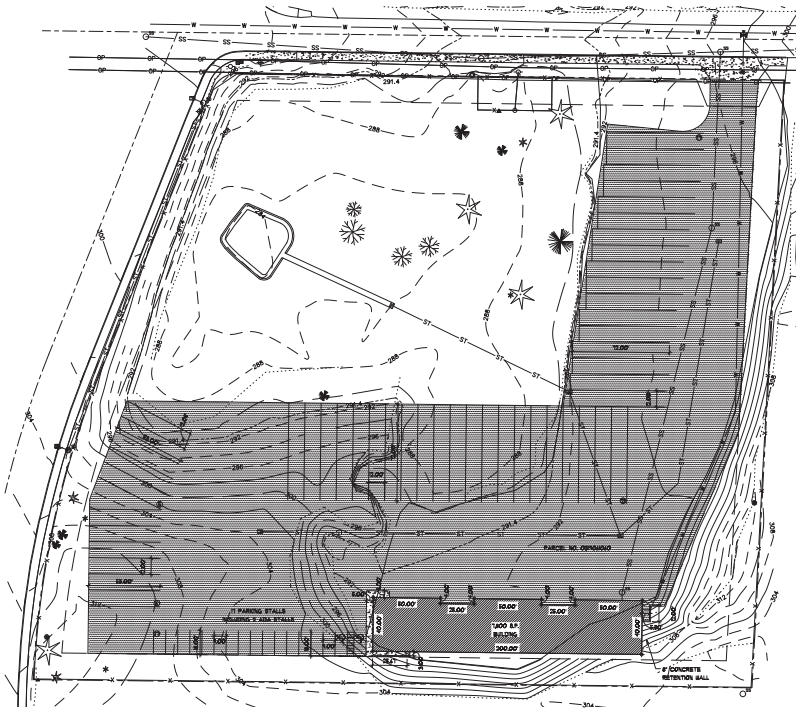
- Use immediately — secured yard operational day one
- Permit-ready 7,800 SF shop/office plans convey to buyer
- 8 service bays + office suite — architect stamped
- Direct I-5 and Hwy 512 access — logistics corridor
- JBLM proximity drives sustained owner/operator demand
- Develop for own use or lease shop to future tenant



## BUILDING PLAN



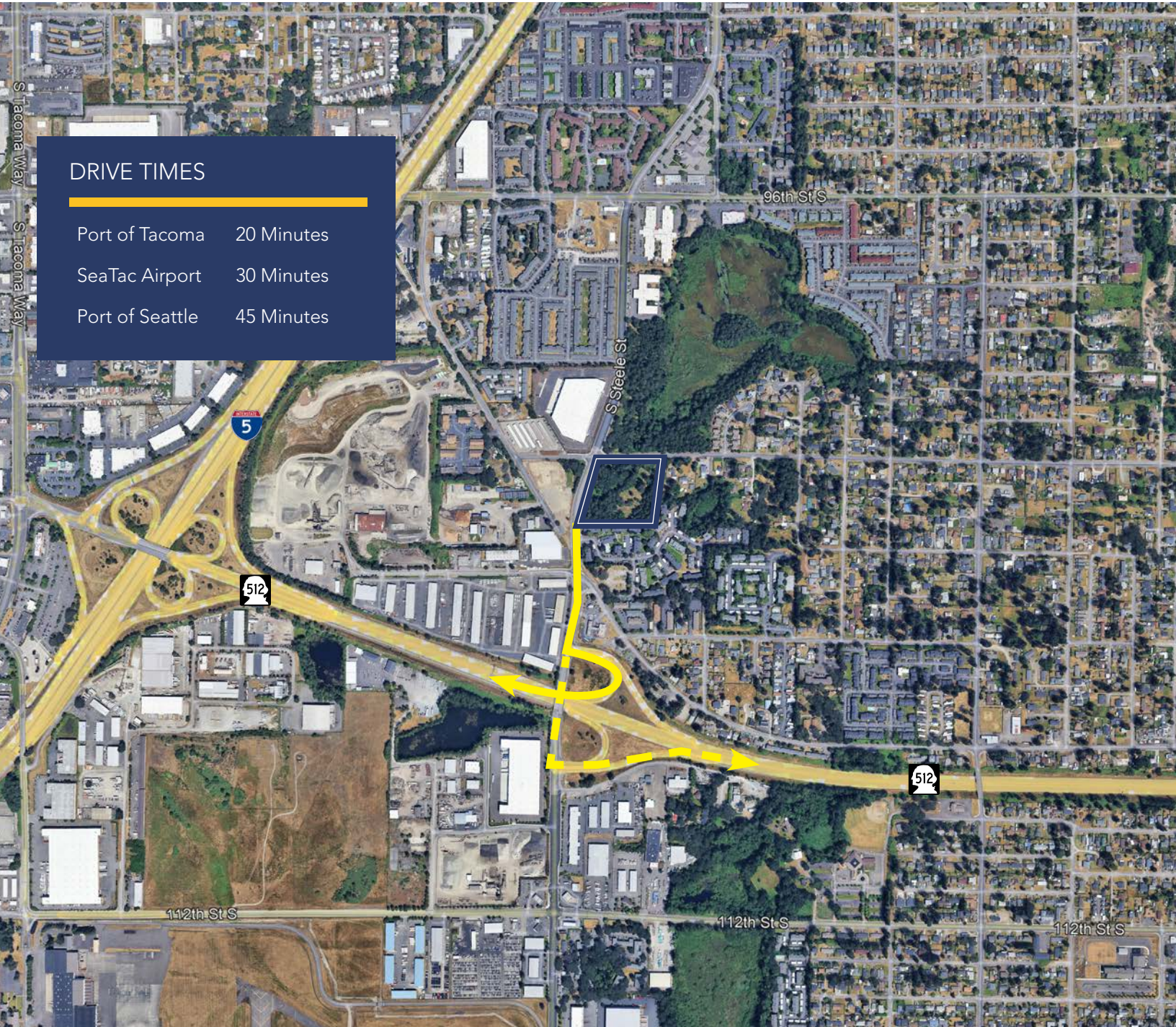
## SITE PLAN



AERIAL MAP

DRIVE TIMES

Port of Tacoma	20 Minutes
SeaTac Airport	30 Minutes
Port of Seattle	45 Minutes



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