

FOR SALE

LAND ASSEMBLAGE & INDUSTRIAL CAMPUS OPPORTUNITY

502 54th Ave E Fife, WA 98424



Sale Price	\$3,700,000
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2.1-ACRE INDUSTRIAL CAMPUS FOR SALE

OFFERING SUMMARY

Total Improvements:	9,154 SF Approx.
Parcels:	0320011098
	0320011112
	0320011096
Total Land Area:	2.1 Acres
Zoning:	Industrial
Occupancy:	Immediate
Traffic Counts:	15.9k VPD
Condition:	New Roof & HVAC

Rare opportunity to acquire a 2.1-acre industrial-zoned assemblage in the heart of Fife's industrial market. The offering includes multiple buildings, excess land, and a strategic location adjacent to the proposed future SR-167 / 54th Avenue E interchange improvements.

Located minutes from the Port of Tacoma with immediate access to Interstate 5, SR-509, and SR-167, the property provides an exceptional opportunity for owner-users, contractors, industrial service companies, investors, and redevelopment buyers.

Parcel 1: 6,816 SF stand-alone building on 0.89 Acres

Parcel 2: 1,624 SF structure with 714 garage building. 20,700 SF lot (0.475 Acres)

Parcel 3: 31,605 SF (0.726 Acres) unimproved yard

Permitted uses: Please [click here](#) to access City of Fife Municipal Code

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LOCATION-LOCATION-LOCATION

LOCATION ADVANTAGES

- PORT OF TACOMA - Minutes Away
- INTERSTATE 5 - Immediate Access
- SR-509 - Direct Connection
- SR-167 - Existing Access Plus Future Interchange Improvements
- SEA AIRPORT - Approximately 20 Minutes
- SOUTH PUGET SOUND - Central Regional Location

EXISTING IMPROVEMENTS

The existing layout includes:

- Numerous Private Offices
- Reception Area
- Conference Rooms
- Team Work Areas
- Training / Meeting Spaces
- Flexible Work Areas
- Abundant Parking

IDEAL USERS

- Contractor Headquarters
- Utility Companies
- Construction Firms
- Engineering Companies
- Environmental Consultants
- Government Agencies
- Equipment Dealers
- Transportation Companies
- Port-Oriented Businesses
- Industrial Investors
- Redevelopment Buyers

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ADJACENT TO PROPOSED FUTURE SR-167 / 54TH AVE E INTERCHANGE

TRANSPORTATION ADVANTAGE

SR-167 / 54th Avenue E Interchange
The property is located immediately adjacent to the SR-167 interchange improvements at 54th Avenue E, creating significantly enhanced regional access and visibility.

BENEFITS

- Direct access near 54th Avenue E interchange
- Increased visibility along a major transportation corridor
- Enhanced connectivity to the Port of Tacoma
- Improved access to I-5, SR-509, and SR-167
- Long-term infrastructure investment benefiting surrounding properties

Interchange improvements are based on current planning concepts and are subject to governmental approvals and project implementation.

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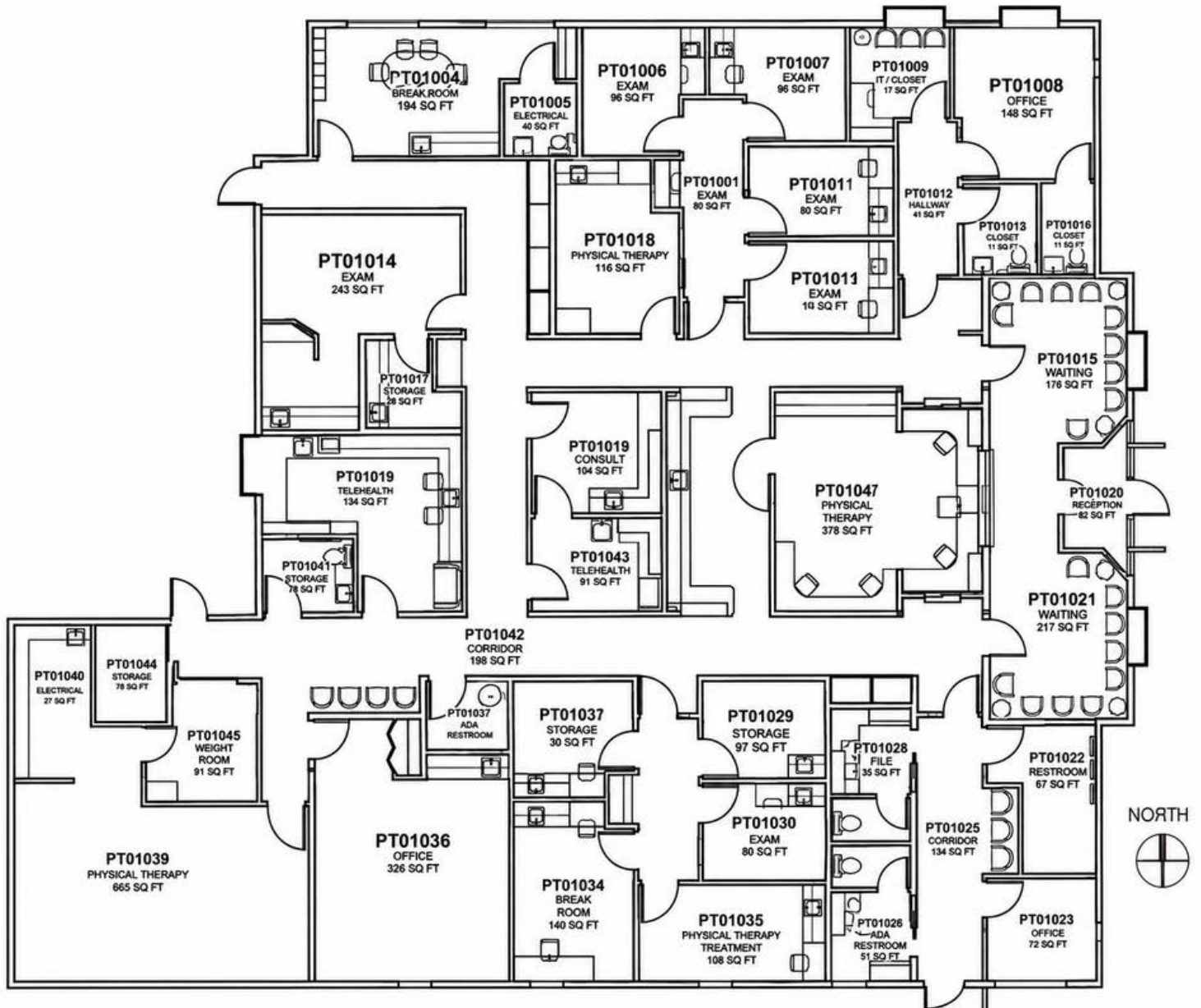
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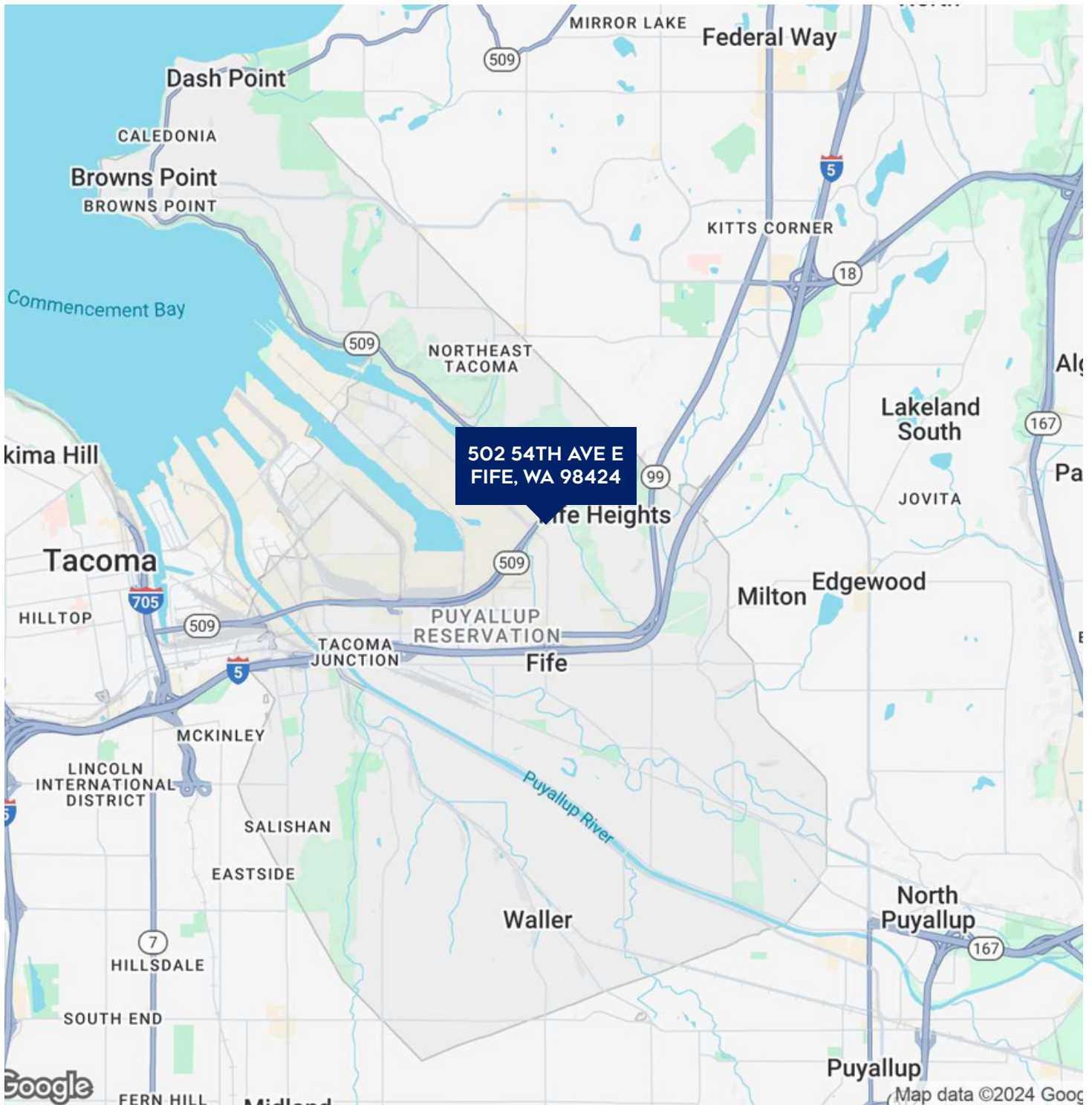


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