

1941 MARINE VIEW DR

FOR SALE: \$3,000,000

TACOMA, WA 98516

MULTI-TENANT INVESTMENT OPPORTUNITY ON INDUSTRIAL-ZONED LAND

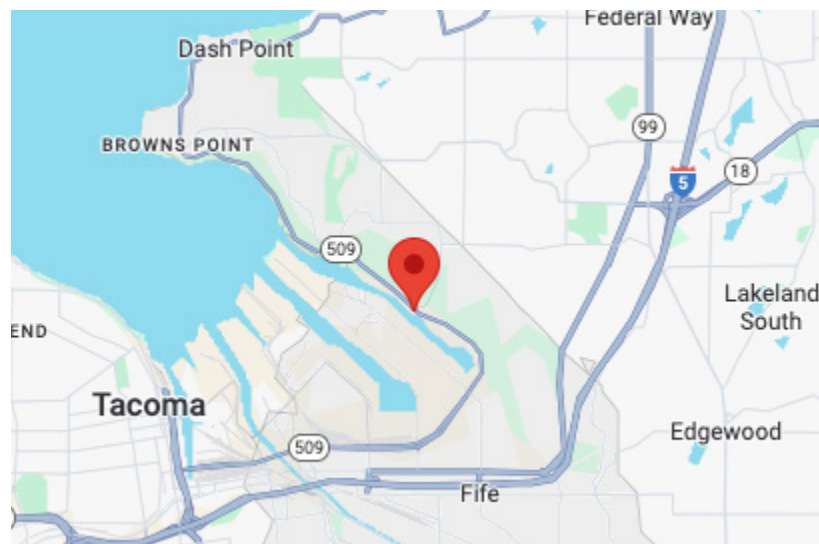


LEASE INFORMATION

Building Size	Land Area	Zoning	Asking Price
8,890 SF	3.84 AC (167,270 SF)	M2– Heavy Industrial	\$3,000,000

PROPERTY FEATURES

- IOS opportunity with in-place income—prime for future value-add and strategically located near Port operations
- Three tenant income-generating property
- Fully leased with Total Gross Income of \$184,200/year
- Two tenants on NNN leases and one tenant paying rent + pro-rata utilities



NICK RATZKE, SIOR
253.779.2414
nratzke@neilwalter.com

BRUCE VALENTINE
253.779.2400
bvalentine@neilwalter.com

All information references in this document are approximate. The information contained herein is contained from sources deemed reliable. It is provided without representation, warranty, or guarantee, expressed or implied as to accuracy. Prospective buyer or tenant should conduct its own independent investigation relating to the property, government codes and regulations, allowed uses, and all other matters, regardless of whether they are referred to or contained in this document.

1941 MARINE VIEW DR

TACOMA, WA 98516



NICK RATZKE, SIOR
253.779.2414
nratzke@neilwalter.com

BRUCE VALENTINE
253.779.2400
bvalentine@neilwalter.com

1940 East D St, #100
Tacoma, WA 98421
253.779.8400
www.neilwalter.com

All information references in this document are approximate. The information contained herein is contained from sources deemed reliable. It is provided without representation, warranty, or guarantee, expressed or implied as to accuracy. Prospective buyer or tenant should conduct its own independent investigation relating to the property, government codes and regulations, allowed uses, and all other matters, regardless of whether they are referred to or contained in this document.

1941 MARINE VIEW DR

TACOMA, WA 98516



NICK RATZKE, SIOR
253.779.2414
nratzke@neilwalter.com

BRUCE VALENTINE
253.779.2400
bvalentine@neilwalter.com

1940 East D St, #100
Tacoma, WA 98421
253.779.8400
www.neilwalter.com

All information references in this document are approximate. The information contained herein is contained from sources deemed reliable. It is provided without representation, warranty, or guarantee, expressed or implied as to accuracy. Prospective buyer or tenant should conduct its own independent investigation relating to the property, government codes and regulations, allowed uses, and all other matters, regardless of whether they are referred to or contained in this document.