



SUBJECT PROPERTY

BRIDGE POINT 210

3519 112TH ST E, TACOMA, WA

FOR SALE ————— \$1,350,000

*2.06 AC Development Land Available
For Sale in Tacoma, WA*

For more information about this property, please contact

HUNTER CLARKE
253.722.1454
hunter.clarke@kidder.com

MATT MCLENNAN, SIOR, CCIM
253.722.1458
matt.mclennan@kidder.com



Property Features

TOTAL AC	2.06 AC (89,734 SF)
UTILITIES	At property
WATER	<ul style="list-style-type: none">• Service installed and operational• 8" fire service• 3/4" Domestic water service
SEWER	Sewer stub onsite
JURISDICTION	Pierce County Mid-County
ZONING	ECOR ↓ Download Zoning Map ↓ Download Zoning Table
PARCEL NO.	0319024009

→ [VIEW PHOTOS](#)

3519 112TH ST E

112TH ST E

DUE DILIGENCE COMPLETED



8-sheet civil set sealed February 2024 and response to County engineering review comments



Storm drainage report supporting the civil set



Boundary and topographic survey



Landscape architectural plan



Geotechnical engineering report



SEPA Environmental Checklist for the warehouse concept



Wetland study, existing-conditions and proposed-conditions exhibits



Exterior design study, warehouse plan, apartments site plan, and earlier conceptual site plans

BUILDING PLAN *OPTION 1* WAREHOUSE

45 STALLS

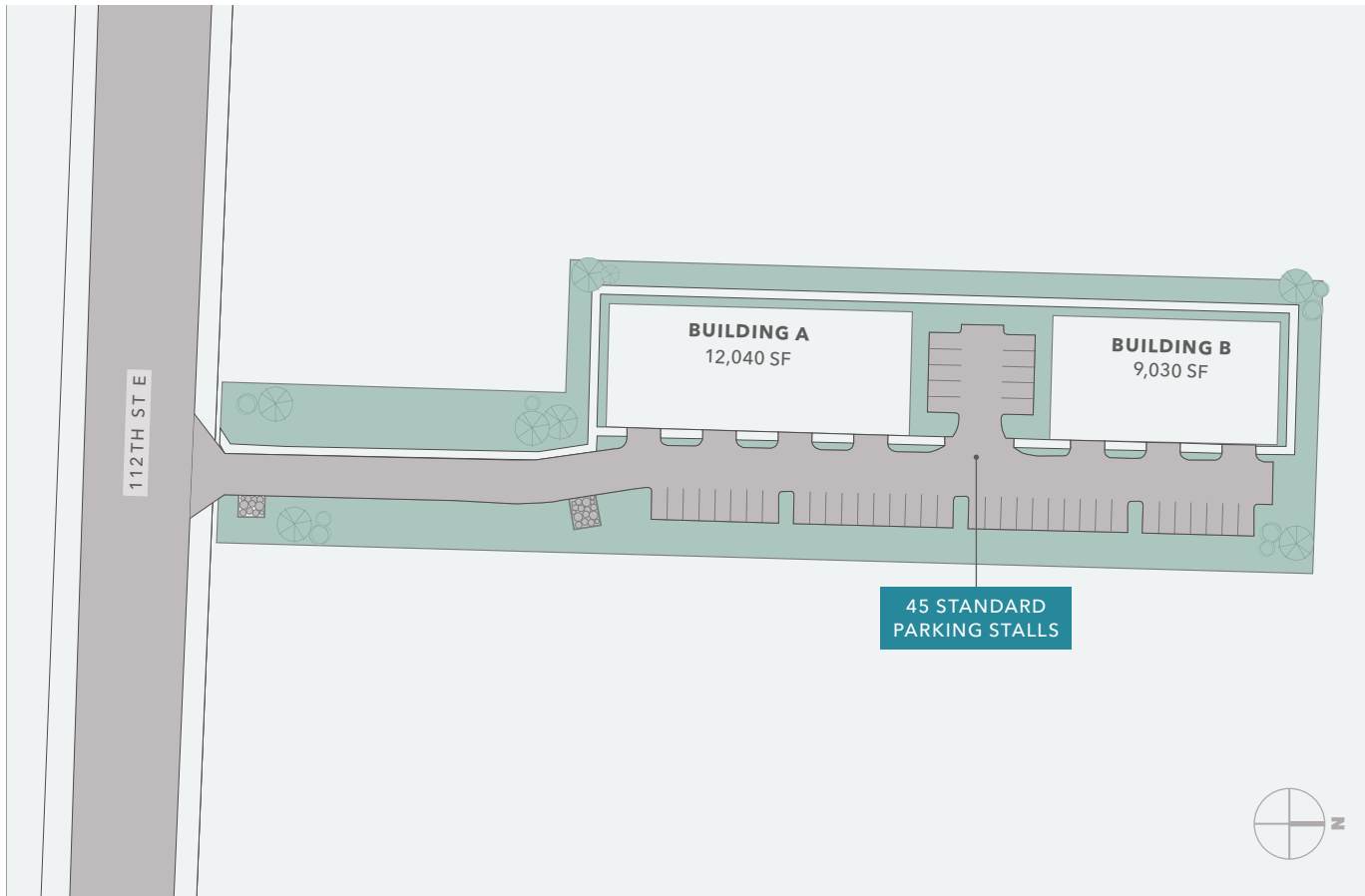
PARKING

12,040 SF

BUILDING A

9,030 SF

BUILDING B



BUILDING PLAN *OPTION 2* SMALL BAY INDUSTRIAL

5 BLDGS

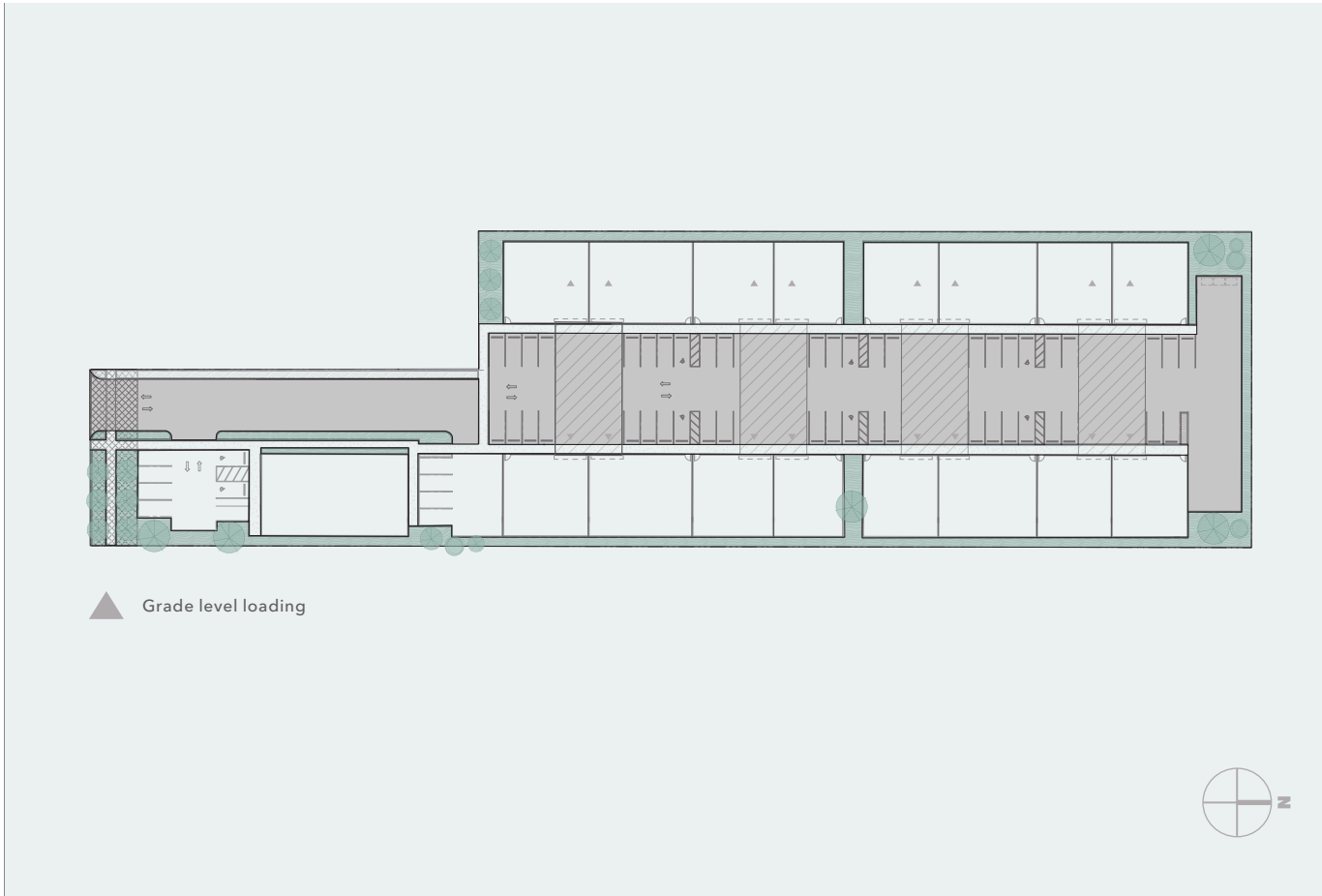
CLASS A SMALL BAY

GL LOADING

TRUCK ACCESS

1,670 - 3,517 SF

SUITES



DRIVE TIME

HWY 512 5 MINUTES

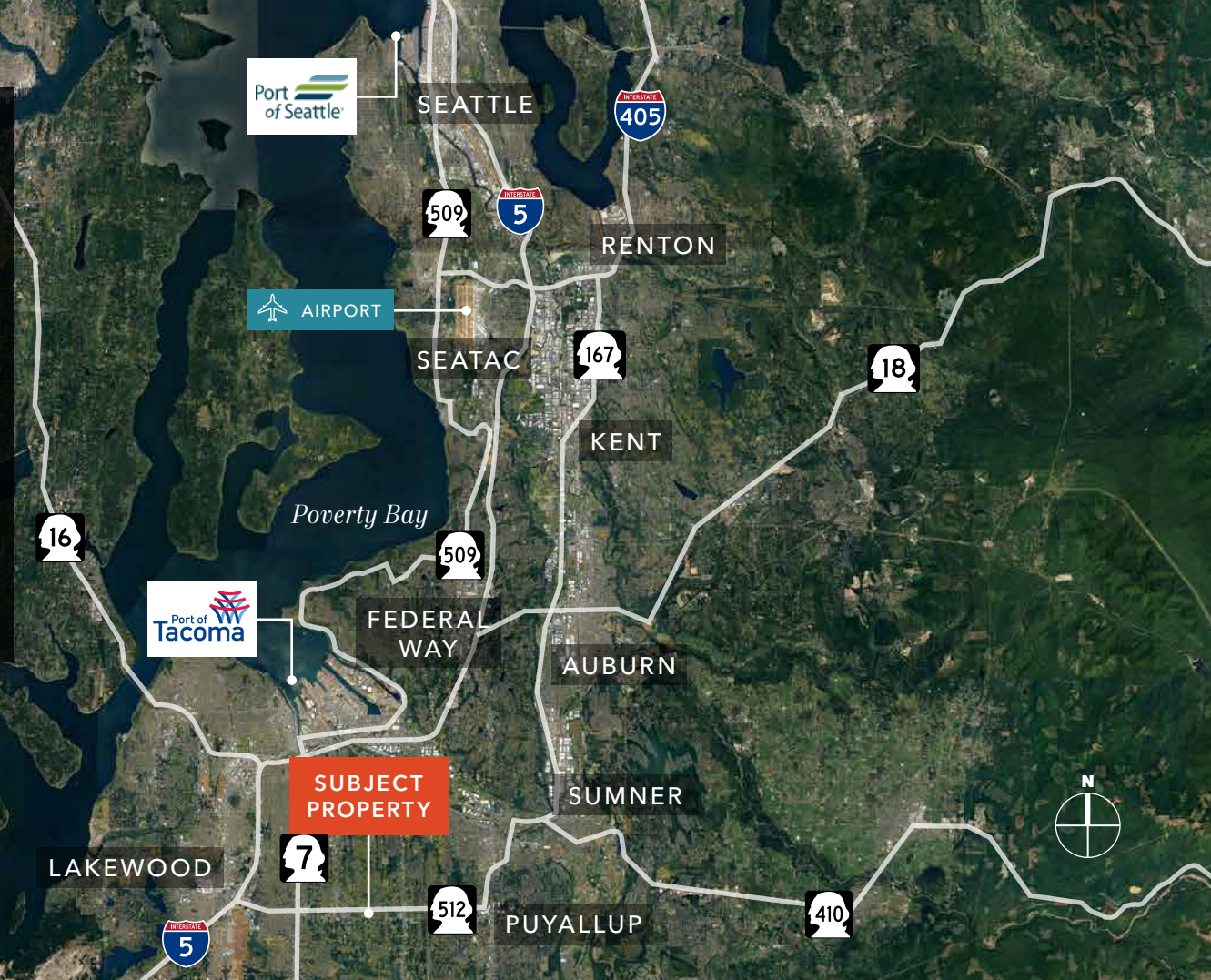
I-5 8 MINUTES

HWY 16 14 MINUTES

PORT OF TACOMA 20 MINUTES

SEATAC AIRPORT 40 MINUTES

PORT OF SEATTLE 50 MINUTES



3519 112TH ST E

For more information on this property, please contact

HUNTER CLARKE
253.722.1454
hunter.clarke@kidder.com

MATT MCLENNAN, SIOR, CCIM
253.722.1458
matt.mclennan@kidder.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

