

# NALLEY VALLEY INDUSTRIAL BUILDING

FOR SALE

2721 S ASH ST | TACOMA, 98409

## NALLEY VALLEY INVESTMENT PROPERTY



### SALE INFORMATION

| Building Size | Office Size | Land Size | Loading     | Clear Height | Sale Price  | NOI      | Cap Rate |
|---------------|-------------|-----------|-------------|--------------|-------------|----------|----------|
| 5,904 SF      | 1,097 SF    | 7,475 SF  | 2 GL & 1 DH | 14'          | \$1,272,000 | \$82,706 | 6.5%     |

### PROPERTY INFORMATION

- Located in Tacoma's Nalley Valley Industrial zone
- Located within close proximity to all major freeways and the Port of Tacoma
- Fenced yard
- Adequate parking
- 3-phase power
- Industrial zoning
- Tenant has 4 years remaining on current lease



CAMERON VALENTINE

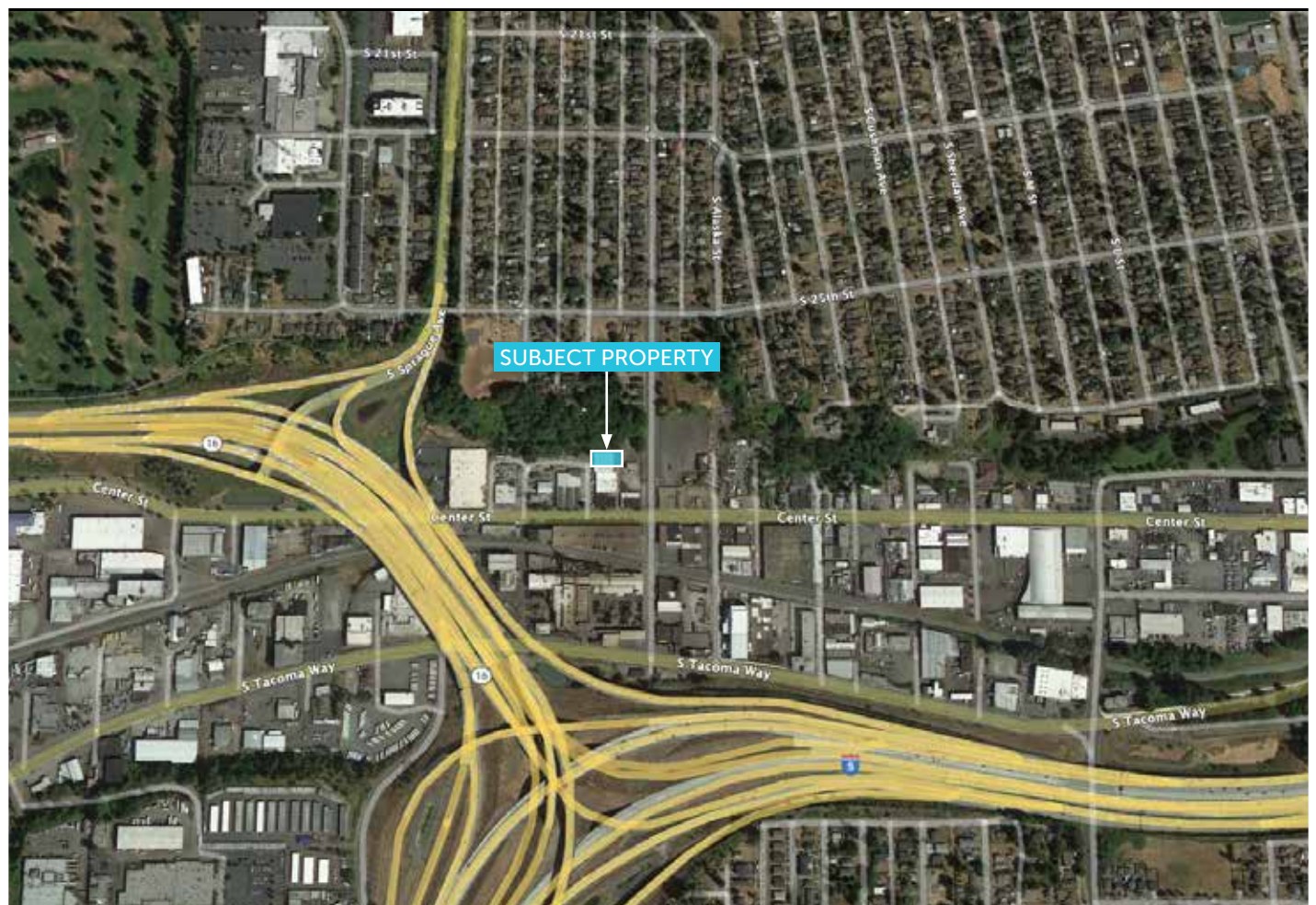
253.779.2427

cvalentine@neilwalter.com

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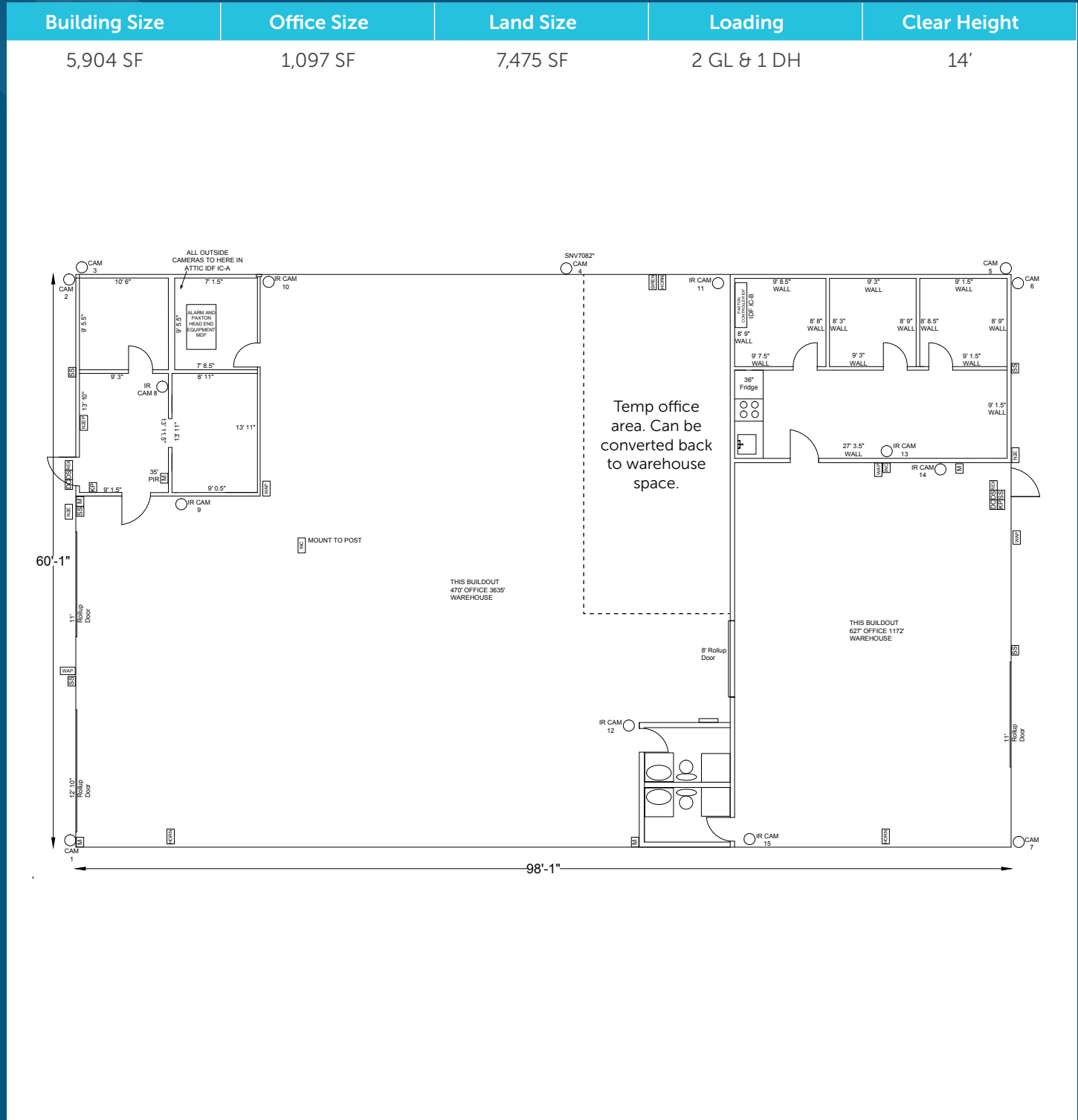
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NEIL WALTER  
COMPANY



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