

512 & PORTLAND YARD & OFFICE

FOR SALE OR LEASE: 1.62 AC

11224 23RD AVE E | TACOMA, WA

SMALL CONTRACTOR YARD WITH EXISTING OFFICE



Disclaimer: This is a hypothetical development example and does not reflect current site conditions

LEASE INFORMATION

Lot Size:	1.62 Acres
Office Size:	1,724 SF
Zoning:	ECOR
Lease Rate:	Call Broker
Sale Price:	Call Broker
BTS Delivery:	Q2 2025

PROPERTY HIGHLIGHTS

- Two blocks from highway access at 512 & Portland Ave
- Two points of ingress-egress for efficient site flow
- Quiet dead-end street minimizes congestion
- Yard improvements to commence Q2 2025
- Can be leased/sold as a fenced yard with office, or we can explore fee development/BTS options for a more extensive project



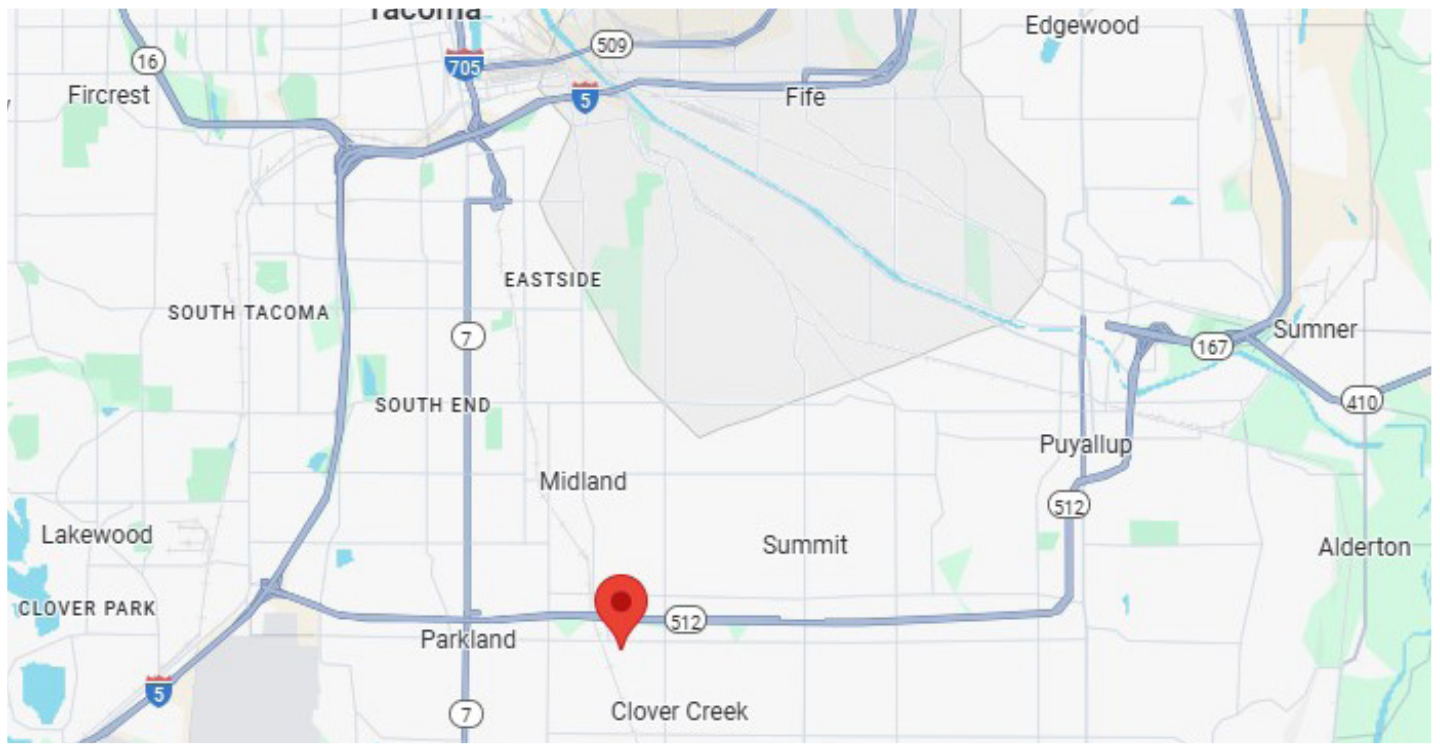
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