

FOR SALE / LEASE

# WAREHOUSE SPACE

2365

**SOUTH G STREET**  
Tacoma, WA 98405



## PROPERTY FEATURES

- + Shell: ±39,400 SF
- + 1<sup>st</sup> Floor Office: ±2,260 SF
- + 2<sup>nd</sup> Floor Office: ±1,000 SF
- + Mezzanine: ±1,400 SF
- + Total: ±41,800 SF
- + Site: ±1.51 acres
- + Clear height: 24 feet
- + Sale price: \$3,950,000
- + Rate:
  - Shell: \$0.36 / SF / month, NNN
  - Office: \$0.70 / SF / month, NNN
- + Doors:
  - Dock-High: 2
  - Grade-Level: 1 roll-up door
- + Heavy power available
- + 41 employee parking stalls
- + Easy access to Interstate 5
- + Close to Port of Tacoma, University of Washington - Tacoma and major local hospitals
- + Class A office finishes
- + Stand alone building
- + 5.5 inch concrete slab



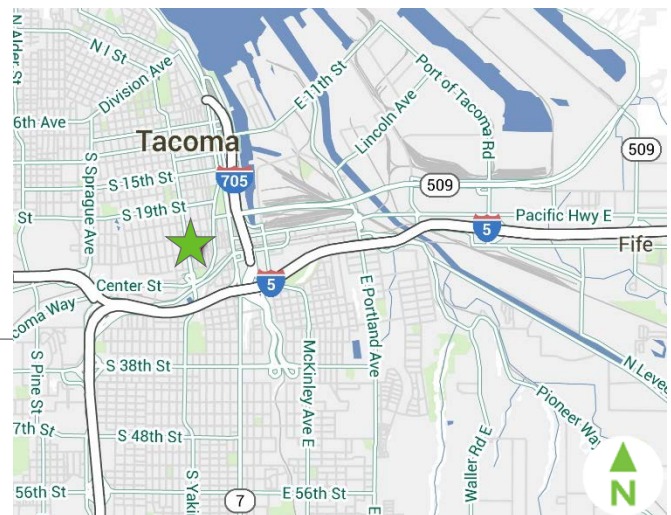
## CONTACT US

### BOB HACKER

Vice President  
+1 253 596 0049  
bob.hacker@cbre.com

### JOHN BAUDER

Vice President  
+1 253 596 0047  
john.bauder@cbre.com

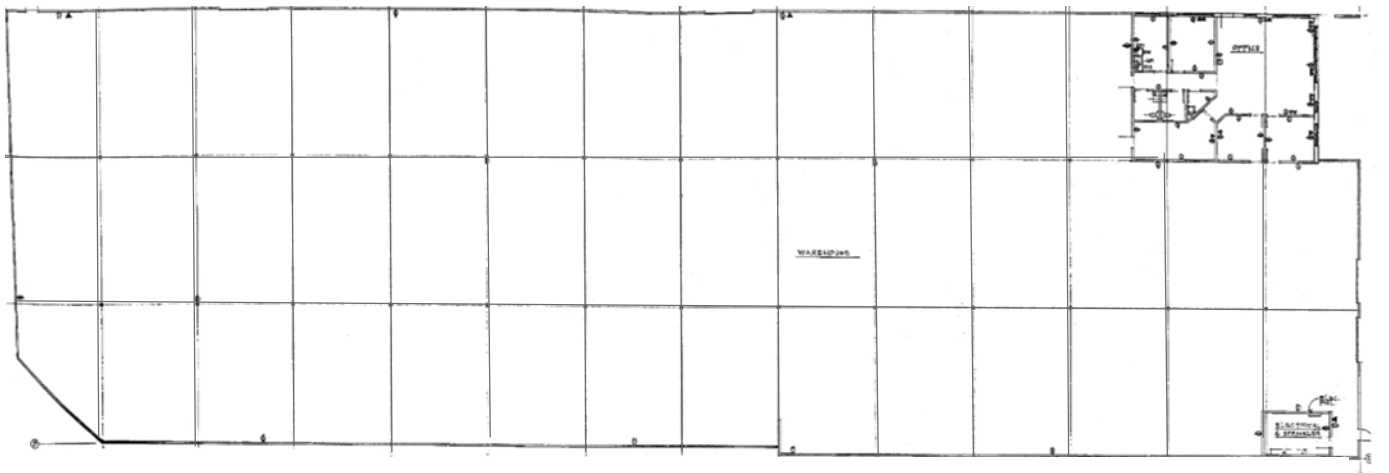


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