JM EAGLE BUILDING

FOR LEASE

2330 PORT OF TACOMA RD | TACOMA, WA 98421

PORT OF TACOMA ROAD DISTRIBUTION CENTER WITH YARD

LEASE INFORMATION

Available Size:	86,600 SF
Office Size:	Build-to-Suit up to ± 3,000 SF
Property Size:	6.11 Acres (3.3 acre storage yard)
Loading:	4 GL; 20 DH (double doors)
Clear Height:	22' - 24'
Lease Rate:	Call Broker
Lease Type:	NNN

PROPERTY HIGHLIGHTS

- Approximately 3.3 acres of fenced yard
- Heavy power (+3,000A, 480V, 3P)
- Rail served (Tacoma Rail)
- Located in the heart of the Port of Tacoma (across the street from Port Terminal)
- Ownership prepared to invest in building and yard improvement
- Zoned PMI (Heavy)
- Heavy Haul Corridor
- Sprinklered

NEIL WALTER COMPANY

THERON MEIER
253.779.2426
tmeier@neilwalter.com

SCOTT PRICE
253.779.2419
sprice@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.

JM EAGLE BUILDING

2330 PORT OF TACOMA RD | TACOMA, WA

NEIL WALTER COMPANY

THERON MEIER
253.779.2426
tmeier@neilwalter.com

SCOTT PRICE
253.779.2419
sprice@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.

JM EAGLE BUILDING

2330 PORT OF TACOMA RD | TACOMA, WA

NEIL WALTER COMPANY

THERON MEIER
253.779.2426
tmeier@neilwalter.com

SCOTT PRICE
253.779.2419
sprice@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.