

NALLEY VALLEY INDUSTRIAL BUILDING

FOR SALE

2721 S ASH ST | TACOMA, 98409

NALLEY VALLEY INVESTMENT PROPERTY

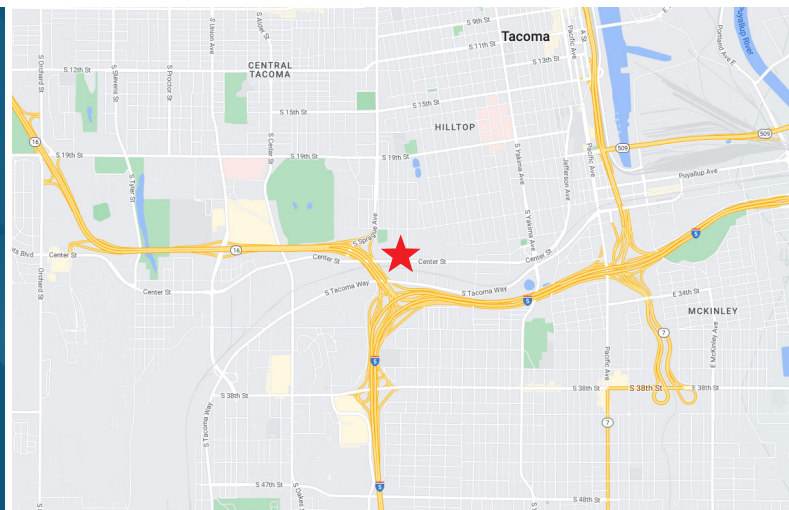


SALE INFORMATION

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	\$82,706.00	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

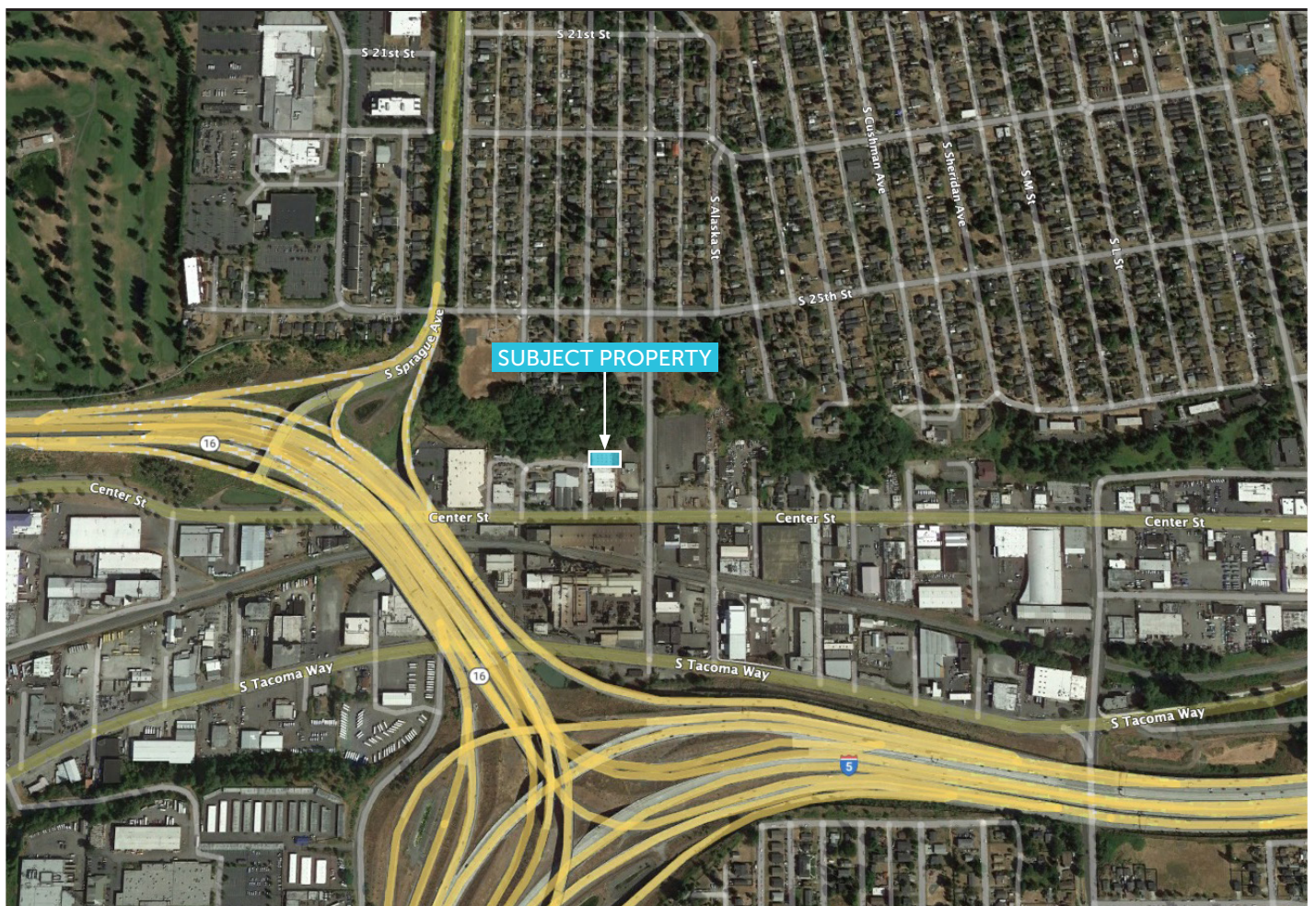
253.779.2427

cvalentine@neilwalter.com

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1940 East D St #100

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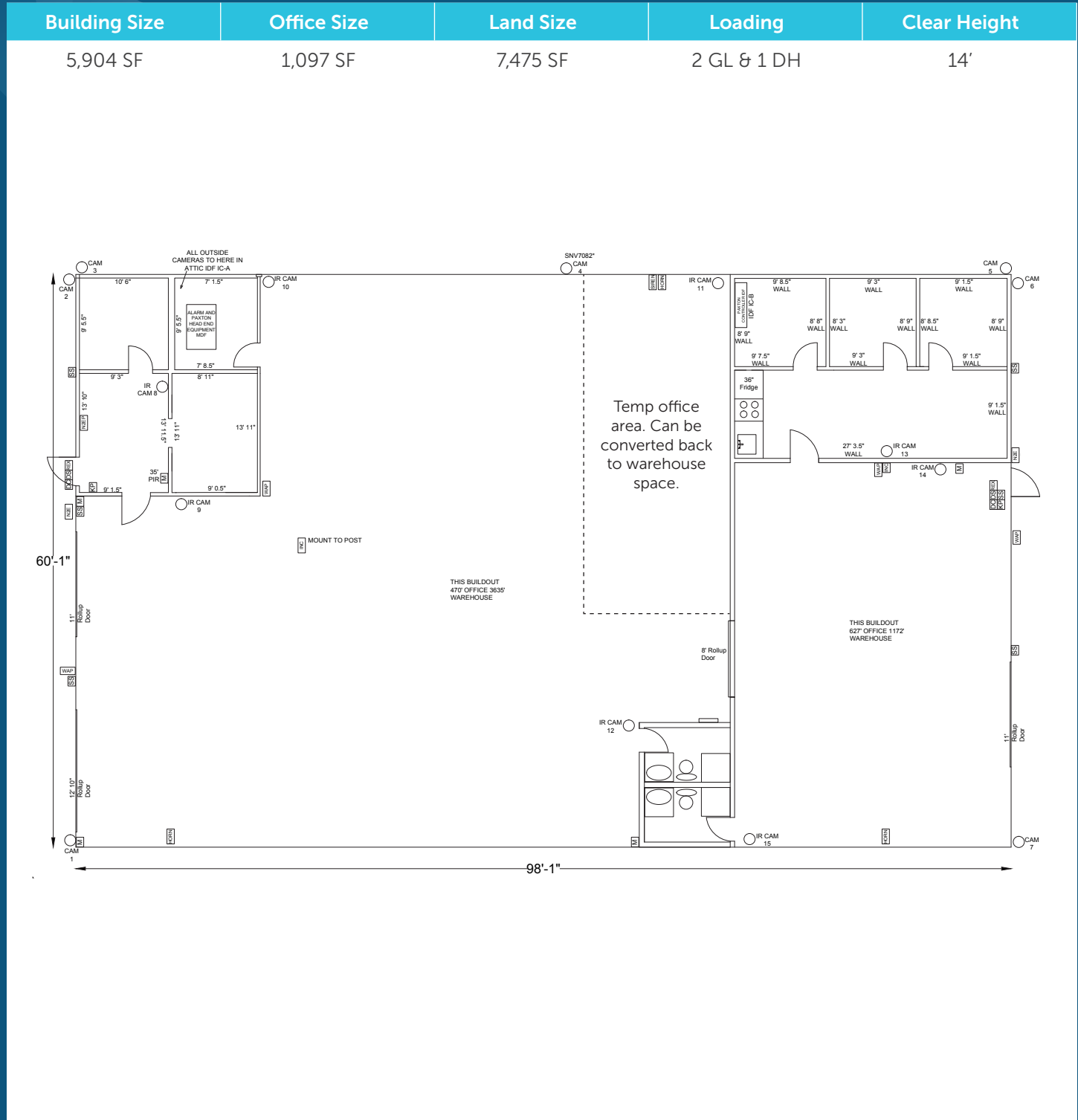
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NEIL WALTER
COMPANY



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cvalentine@neilwalter.com

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Tacoma, WA 98421

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