

# 4901 CENTER STREET

4901 Center St, Tacoma, WA 98409



## FLEX BUILDING FOR SALE OR LEASE

### LISTING INFORMATION

AVAILABLE SF:	23,654 SF - 14,453 SF warehouse - 9,201 SF office
SALE PRICE:	\$4,750,000
LESAE RATE:	\$1.15 SF/month (NNN)
LOADING:	4 pony dock doors, 1 grade level door
CLEAR HEIGHT:	10 - 12'
ACREAGE:	2.18 acres
ZONING:	C2 - General Community Commercial District
PARKING:	23-stalls in front; yard, storage, and truck parking in rear

### COMMENTS

Standalone building with heavy power and prominent signage. Conveniently located with immediate access to Hwy 16, near Home Depot, Lowe's, Cheney Stadium, and other retail amenities.

Zoning allows for a variety of uses such as office, retail, restaurant, drive through, self-storage, and personal services.



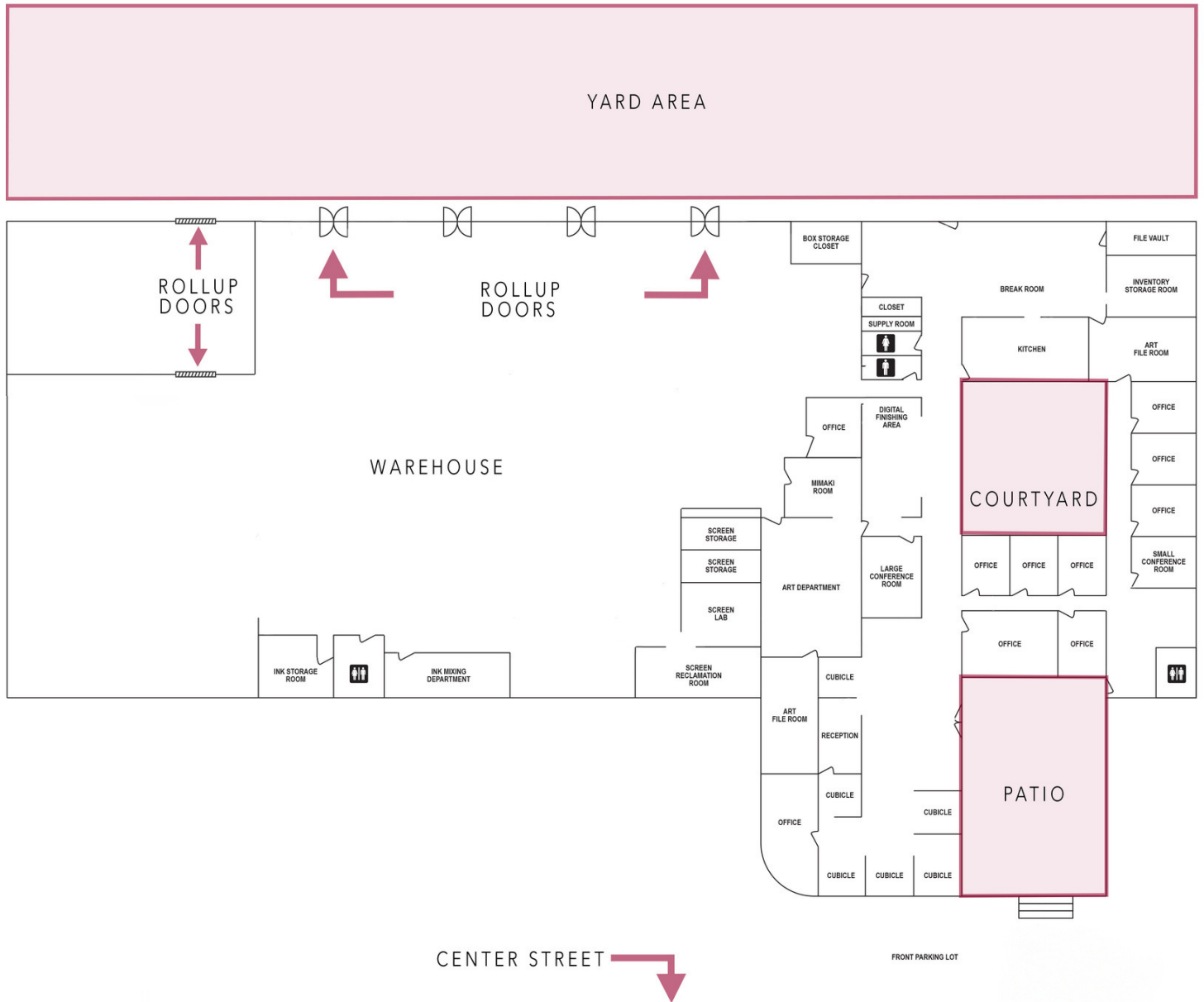
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## FLOOR PLAN



### CONTACT

**John Bauder, CCIM**

[jbauder@lee-associates.com](mailto:jbauder@lee-associates.com)

253.238.0043

**Harrison Laird**

[hlaird@lee-associates.com](mailto:hlaird@lee-associates.com)

253.238.0044

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## PHOTOS



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**LEE & ASSOCIATES**

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## AERIAL



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