

FOR SALE

RAINSTATE BUILDING

*19,853 SF Small Bay Multi-tenant
Industrial Building*

\$2,595,000
SALE PRICE

5212 S WASHINGTON ST, TACOMA, WA 98409

→ [VIEW PHOTOS](#)



SUBJECT
PROPERTY

km Kidder
Mathews

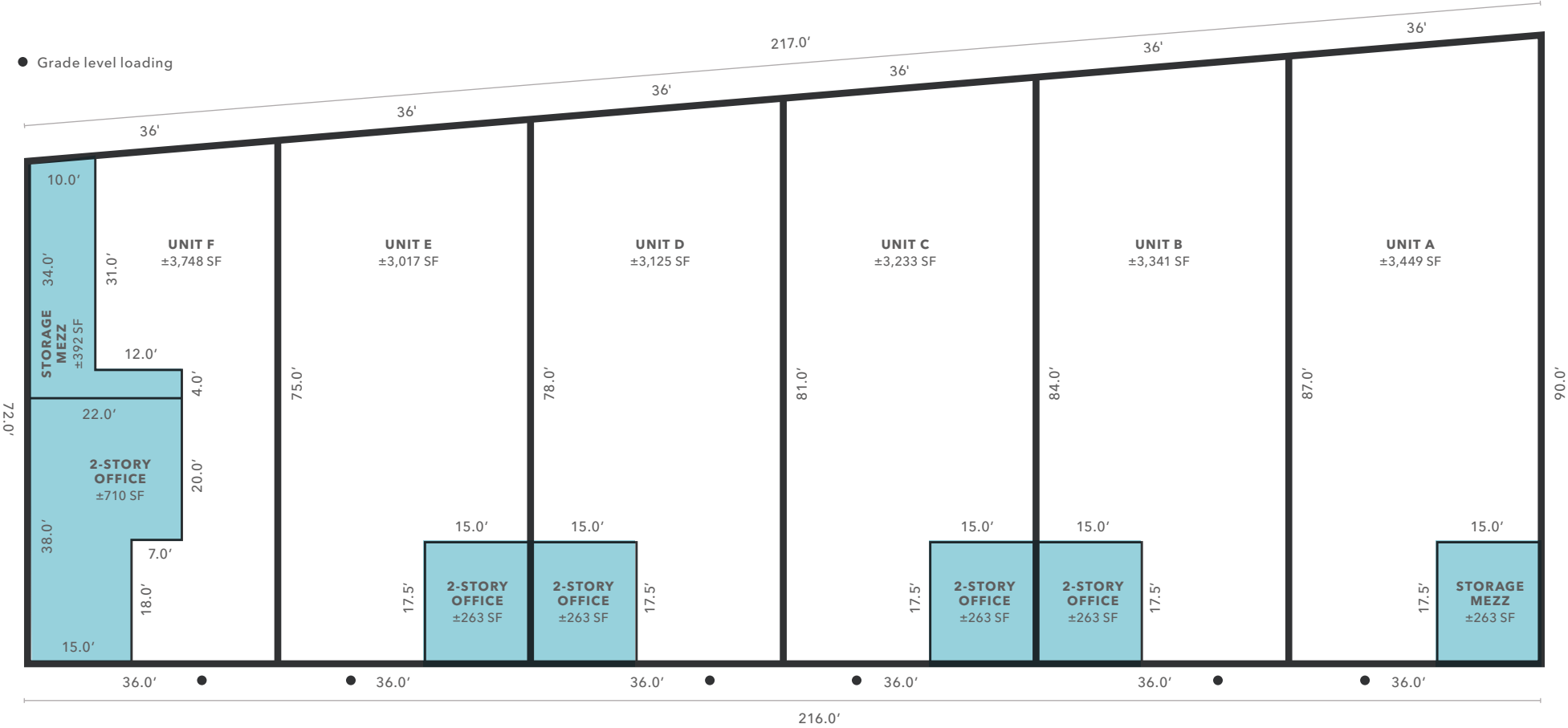
PROPERTY OVERVIEW

BUILDING SIZE	±19,853 SF Small Bay Multi-tenant
LAND	0.67 AC
% LEASED	81.12%
TRUCK ACCESS	Six (6) 12x14' Grade-Level Doors
CLEAR HEIGHT	20'
JURISDICTION	City of Tacoma
ZONE	CIX-STGPD VIEW ZONING MAP



SUITE AVAILABILITY

Suite	Tenant	Shell	1st Floor Office	Office Mezzanine	Storage Mezzanine	Total
Suite A	Iden Deal Services	3,186	±263	-	±263	3,449
Suite B	Bare Ornamental Iron	3,341	±263	±263	-	3,341
Suite C	Shining Auto Detailing	2,970	±263	±263	-	3,233
Suite D	Seven Swords Academy	2,862	±263	±263	-	3,125
Suite E	Just Average Goods	2,754	±263	±263	-	3,017
Suite F	Vacant	2,646	±1,102	±710	±392	3,748



RENT ROLL

Tenant Name	Suite #	SF	Lease Expiration	Current Base Rent	Base Rent PSF	Annual Base Rent	NNN (Actual)	Adjusted Base Rent Annual (NOI)
IDEN DEALER SERVICES LLC	A	3,449	MTM	\$2,800.00	\$0.81	\$33,600.00	\$8,148.39	(\$353.89)
BARE ORNAMENTAL IRON LLC	B	3,341	MTM	\$2,600.00	\$0.78	\$31,200.00	\$7,893.23	\$29,008.99
SHINING AUTO DETAILING INC.	C	3,233	12/31/2026	\$3,650.00	\$1.13	\$43,800.00	\$7,638.08	\$41,685.86
SEVEN SWORDS ACADEMY LLC	D	3,125	MTM	\$2,500.00	\$0.80	\$30,000.00	\$7,382.93	\$25,057.74
JUST AVERAGE GOODS	E	3,017	MTM	\$2,400.00	\$0.80	\$28,800.00	\$7,127.77	\$26,839.62
VACANT	F	3,748	N/A	\$-	\$-	\$-	\$8,854.79	(\$1,883.50)
		19,913		\$13,950.00	\$0.70	\$167,400.00	\$47,045.19	\$120,354.81
						PURCHASE PRICE		\$2,595,000.00
						CAP RATE @ PURCHASE PRICE		4.64%

PROFORMA RENT ROLL

Suite #	SF	Base Rent PSF	Base Rent	Annual Base Rent	NNN (Actual)	NNN Recapture (Annual)	Adjusted Base Rent Annual (NOI)
A	3,449	\$1.25	\$4,311.25	\$51,735.00	\$8,173.01	\$8,173.01	\$51,735.00
B	3,341	\$1.25	\$4,176.25	\$50,115.00	\$7,774.91	\$7,774.91	\$50,115.00
C	3,233	\$1.25	\$4,041.25	\$48,495.00	\$7,661.16	\$7,661.16	\$48,495.00
D	3,125	\$1.25	\$3,906.25	\$46,875.00	\$7,405.24	\$7,405.24	\$46,875.00
E	3,017	\$1.25	\$3,771.25	\$45,255.00	\$7,149.31	\$7,149.31	\$45,255.00
F	3,748	\$1.25	\$4,685.00	\$56,220.00	\$8,881.55	\$8,881.55	\$56,220.00
19,913			\$24,891.25	\$298,695.00	\$47,045.19	\$47,045.19	\$298,695.00
CAPITAL IMPROVEMENTS BUDGET					PURCHASE PRICE		\$2,595,000.00
					CAPITAL IMPROVEMENTS		\$886,565.00
					TOTAL ACQUISITION COST		\$3,481,565.00
					CAP RATE @ TOTAL BASIS		8.58%

CAPITAL IMPROVEMENTS BUDGET

	Cost	\$/PSF
ROOF REPLACEMENT	\$391,565.00	\$19.66
GENERAL BUILDING REPAIRS	\$400,000.00	\$20.09
LEASING COSTS	\$95,000.00	\$4.77
	\$886,565.00	\$44.52

RAINSTATE BUILDING | 5212 S WASHINGTON ST

1.2 MI — 4 MINS

TO I-5

8 MI — 16 MINS

TO PORT OF TACOMA

4.9 MI — 8 MINS

TO HWY 512

12.9 MI — 16 MINS

TO HWY 18

23.9 MI — 30 MINS

TO SEATAC

37.9 MI — 45 MINS

TO PORT OF SEATTLE



AVAILABLE FOR SALE

The Rainstate Building presents a rare opportunity to acquire a well-positioned small bay industrial asset in the heart of Tacoma's established industrial corridor. With five existing tenants and a clear path to significantly increased income through traditional value-add practices, this 19,853 SF building offers both immediate cash flow and strong value-add upside.

The property's 12 x 14 grade-level doors, 20-foot clear heights, and flexible multi-tenant layout make it ideally suited for a diverse range of light industrial and service users. Strategically located just minutes from I-5, Highway 16, and the Port of Tacoma, the Rainstate Building provides tenants with unmatched regional connectivity throughout the Puget Sound.





RAINSTATE BUILDING | 5212 S WASHINGTON ST

*For more information on
this property, please contact*

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