

**FOR SALE**

# **INDUSTRIAL DEVELOPMENT OPPORTUNITY**

**3230**

**85TH STREET SOUTH**

Lakewood, WA 98499



**Capital Markets | Investment Properties**

**CBRE**



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## THE OFFERING

CBRE, as exclusive advisor, is pleased to present 3230 85th Street South, a 10.54 acre land offering in the City of Lakewood for sale to qualified investors. Located on two tax parcels and former home of the Oakwood Elementary school, the site contains approximately 459,122 sq. ft. of land zoned AC2 (Air Corridor 2) by the City of Lakewood. Located just west of Interstate 5 and south of 84th Street South, the Property provides convenient transportation and access as well as close proximity to a number of retail and industrial developments.

The owner is offering the Property to qualified purchasers on a fee-simple, cash at close basis, and investors with an interest in the site are encouraged to discuss and pursue suitable purchase terms. While it is anticipated that offers will be reviewed as received, ownership reserves the right to establish a call for offers date which date will be communicated during the marketing period. Ownership further reserves the right to accept or refuse any and all offers in its sole discretion.

### Property Overview

Address	3230 85th Street South Lakewood, WA 98499
Site/Area	10.54 Acres 459,122 SF
Asking Price	\$3,750,000/ \$8.17 PSF
Parcel Number	0320312068
Zoning	Air Corridor 2, City of Lakewood
Utilities	All utilities are located to the site



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## PROPERTY LOCATION

Incorporated in 1996, Lakewood is the second-largest city in Pierce County and the 18th-largest in the state of Washington. It is the host community to Joint Base Lewis-McChord (JBLM), the largest joint base on the West Coast and one of the largest in the United States. Lakewood is located along the Interstate 5 corridor. It borders JBLM, Camp Murray (home to the Washington National Guard) and Tacoma, and is situated a short drive from Seattle and Olympia. Lakewood also is a hub for activity at the Ports of Tacoma, Olympia and Seattle. Complete demographic information is available upon request.



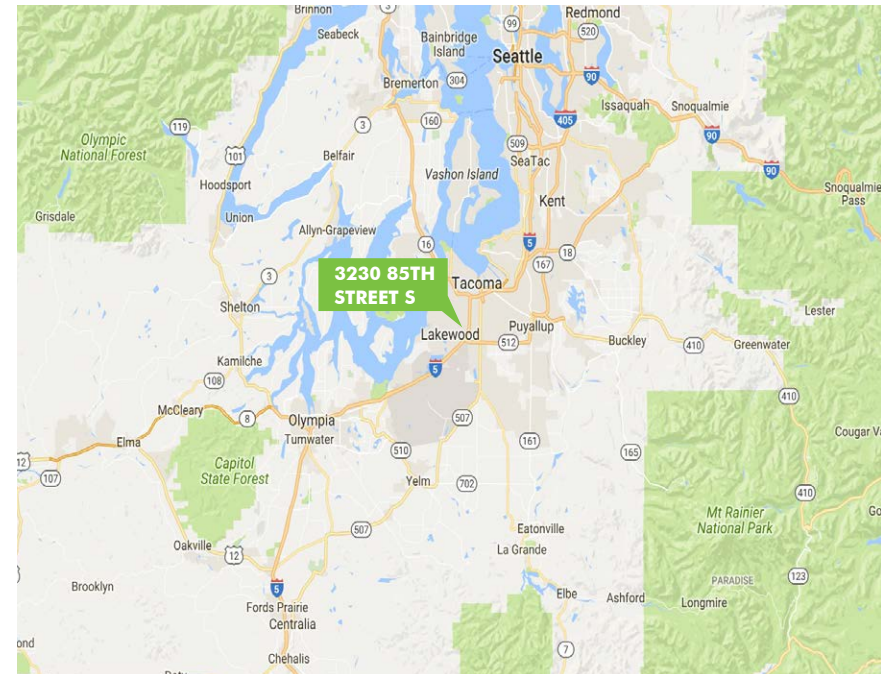
## PROPERTY HIGHLIGHTS

### AREA ECONOMIC GROWTH

The Puget Sound area, buoyed by a diversified 21st-century industry base is uniformly expected to continue experienced economic expansion. CBRE Econometrics Advisors has forecasted industrial rents to increase by 4.80% in 2016 and 3.70 in 2017, with office rent growth anticipated to grow even faster.

### TRANSPORTATION OPTIONS

Located less than 0.5 miles from both Interstate 5 and South Tacoma Way, the property provides convenient linkage to the region's main north south auto routes. Moreover, the subject is located approximately 1.6 miles from the I-5/SR 512 Park and Ride, providing viable transportation options to future employees.



### ACCESS AND TOPOGRAPHY

In addition to proximity to major thoroughfares, the Property benefits from a largely level topography. Access to the site, as currently configured, is provided via three separate entrances, 85th Street South, 86th Street South and 34th Street South.

### AIR CORRIDOR ZONING

This Property is located in Air Corridor 2. In accordance with the City of Lakewood, the Air Corridor areas are affected by Joint Base Lewis McChord (JBLM) field aircraft operations. The hazards associated with military aircraft operations within the Air Corridor necessitates control of the intensity, type and design of land uses within the designation. Additional detail regarding the allowed uses can be provided upon request, but generally the use is for lighter density, industrial-type uses.



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Immediate environment is decidedly mixed-use in nature, with nearby access to Tacoma, The Port of Tacoma, and associated amenities





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JOINT BASE LEWIS-MCCHORD AIRFIELD

JOINT BASE LEWIS-MCCHORD

EXIT 127

EXIT 125

PUYALLUP

512

5

96TH ST S

PIERCE TRANSIT

BRIDGEPORT WAY

STACOMA WAY

SITE

84TH ST S

N





## CONTACT US

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