



SUBJECT
PROPERTY

MULTI-STORY INDUSTRIAL FACILITY WITH MANUFACTURING, DISTRIBUTION, AND OFFICE SPACE

\$8,000,000

SALE PRICE

±89,492 SF

TOTAL SF

714 S 27TH ST, TACOMA, WA 98409



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Exclusively Listed by

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01

PORT ADJACENT CORPORATE
HEADQUARTERS FLEX FACILITY

EXECUTIVE SUMMARY

PROPERTY SUMMARY



POWER AND FLEXIBILITY – VALUE ADD OWNER/USER OPPORTUNITY

PROPERTY FEATURES

3 BUILDINGS	±89,492 SF
TOTAL LAND AC	4.97 AC
POWER	2,750 amps of three-phase 120/208v power (estimated – buyer to verify)
LOADING	12 Dock positions (3 DH, 2 RDH, 5 GL)
UPGRADES	LED exterior lighting
SECURITY	Fully key card security on all buildings
CLEAR HEIGHT	10' - 15'
PARKING	Ample parking - 152 total parking stalls
ZONING	DR Downtown Residential (City of Tacoma)

→ ZONING MAP

→ VIEW PHOTOS





PORT ADJACENT CORPORATE
HEADQUARTERS FLEX FACILITY

PROJECT OVERVIEW

PROPERTY INFORMATION
BUILDING PLAN



A Flexible Downtown Asset with Immediate Utility and Long-Term Residential Redevelopment Upside

This property represents a rare opportunity to acquire a fully functional downtown Tacoma building that delivers real utility today while sitting on zoning that supports high-density residential redevelopment in the future. It is equally compelling for an owner-user seeking a centrally located institutional or commercial facility, and for an investor looking to control a long-term redevelopment site in the heart of a growing urban core.

The building is already configured to support education, training, office, and indoor industrial uses. At the same time, it is located within the City of Tacoma's Downtown Residential zoning district – the City's primary designation for high-density urban housing and mixed-use development. That combination creates a clear two-stage investment story: operate today, redevelop tomorrow.

In the near term, the property is exceptionally well suited for educational and institutional users. The existing layout, scale, and infrastructure make it a natural fit for a private K-12 school, charter school, technical college, trade school, or workforce training center. The building's heavy power capacity allows it to support advanced manufacturing, robotics, CNC, fabrication, and other equipment-intensive training programs – capabilities that are increasingly difficult to replicate in a downtown environment. For organizations focused on STEM education, industrial technology, or skilled trades, this building offers a turnkey urban campus solution.

Beyond education, the property also supports a wide range of professional, medical, and civic uses. Its configuration lends itself well to administrative offices, medical training and healthcare support services, government agencies, and professional service firms seeking a centrally located headquarters. For advanced manufacturing, research and development, or prototype operations, the building can accommodate light industrial

activity entirely within the structure, consistent with Downtown zoning requirements.

What truly differentiates this asset, however, is its zoning and long-term redevelopment profile. The property is located within Tacoma's Downtown Residential district, which is specifically intended to concentrate mid-rise, high-density residential development in the urban core. The City's planning framework prioritizes mixed-use, pedestrian-oriented neighborhoods supported by transit, employment, and retail services. This zoning designation reflects the City's long-term vision for downtown and positions the site squarely within the path of future residential growth.

For an investor or owner-user, this creates a highly attractive capital strategy. In the near term, the building can be acquired and placed into productive use as a school, training facility, office, or institutional headquarters, generating income while benefiting from downtown appreciation. Over time, as market conditions evolve, the site can be repositioned into a multifamily or mixed-use residential development aligned with the City's long-term planning objectives.

This is not a speculative land parcel waiting for entitlement. It is a fully improved, income-capable asset with a built-in exit strategy.

Downtown Tacoma continues to evolve as a high-density residential and employment center, supported by transit, higher education, healthcare, and a growing urban population. Assets that offer both immediate functionality and long-term redevelopment optionality are increasingly difficult to find. This property stands apart as a rare opportunity to control a flexible downtown building with institutional-grade infrastructure, heavy power capacity, and one of the strongest residential zoning designations in the City.

DOWNTOWN RESIDENTIAL ZONE

RESIDENTIAL FAR			
As-of-Right	Max w/Design Standards	Max w/TDR	
2	4	6	

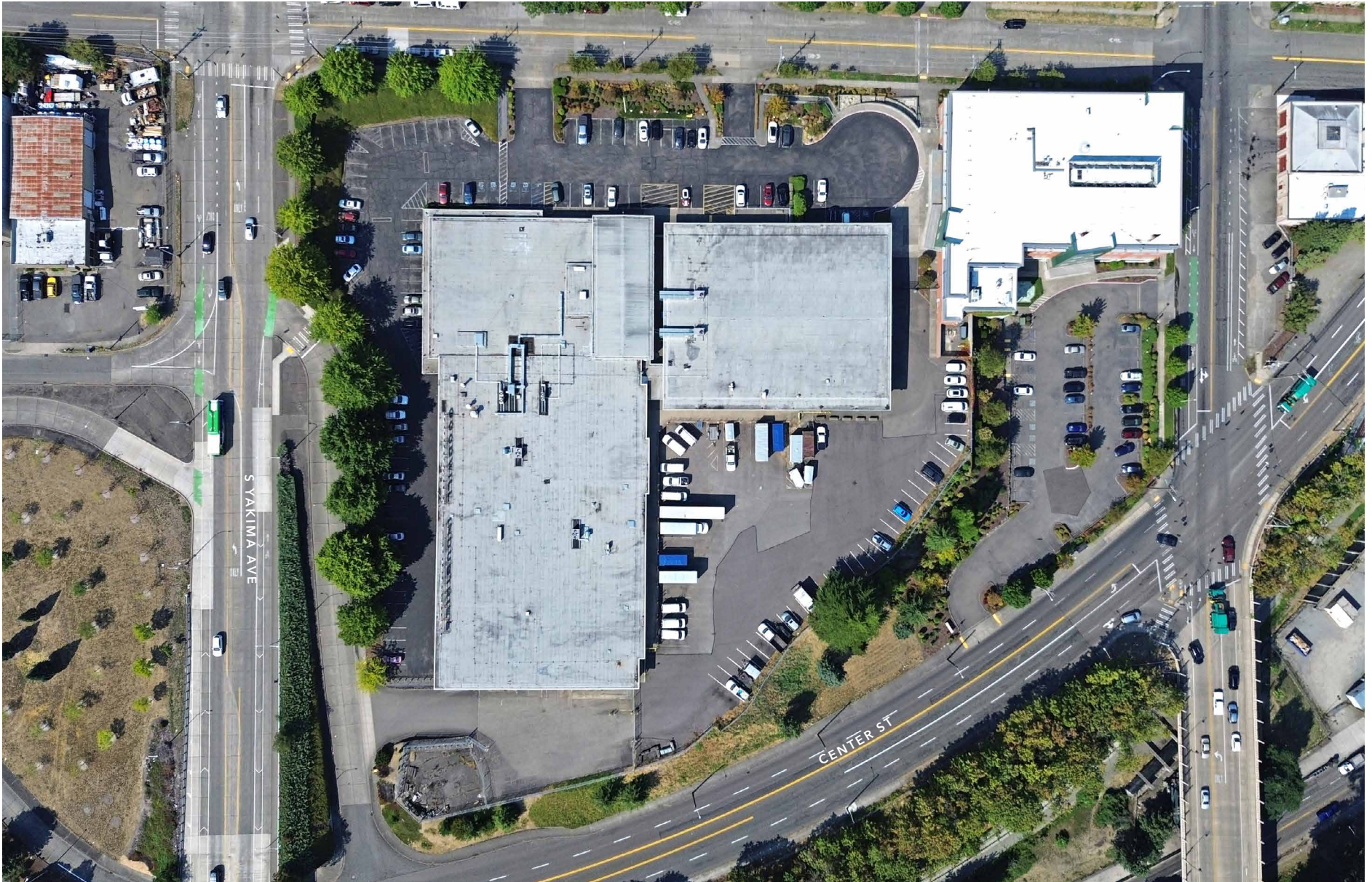
NON-RESIDENTIAL FAR			
As-of-Right	Max w/Design Standards	Max w/TDR	Height Limit
1	2	4	90'

- TACOMA MUNICIPAL CODE 13.06.050
- CITY OF TACOMA ZONING REFERENCE GUIDE
- DOWNTOWN ELEMENT COMPREHENSIVE PLAN

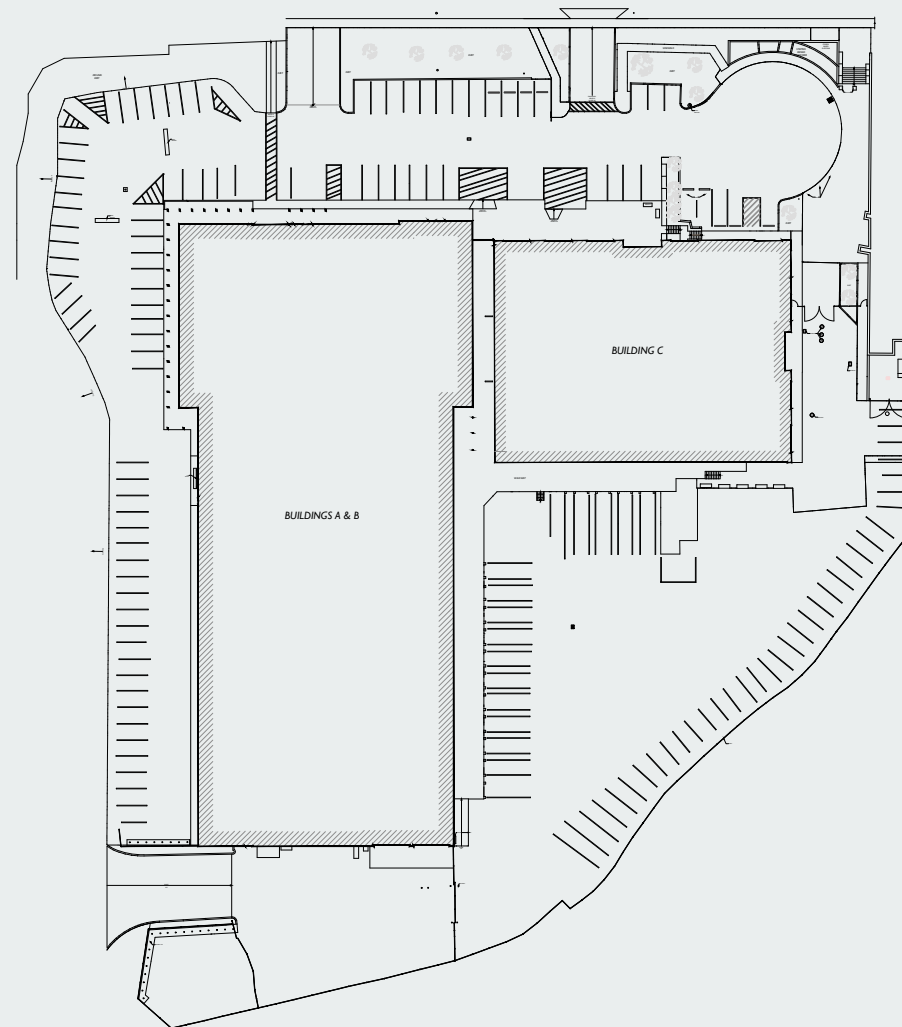
TARGET BUYER PROFILES

Private & Charter Schools	R&D / Prototype / Fabrication
Technical & Trade Schools	Professional Owner-Users
Universities & Satellite Campuses	Government & Public Agencies
Workforce Training Centers	Income Investors
Medical & Healthcare Education	Multifamily Developers
Advanced Manufacturing	Mixed-Use Developers

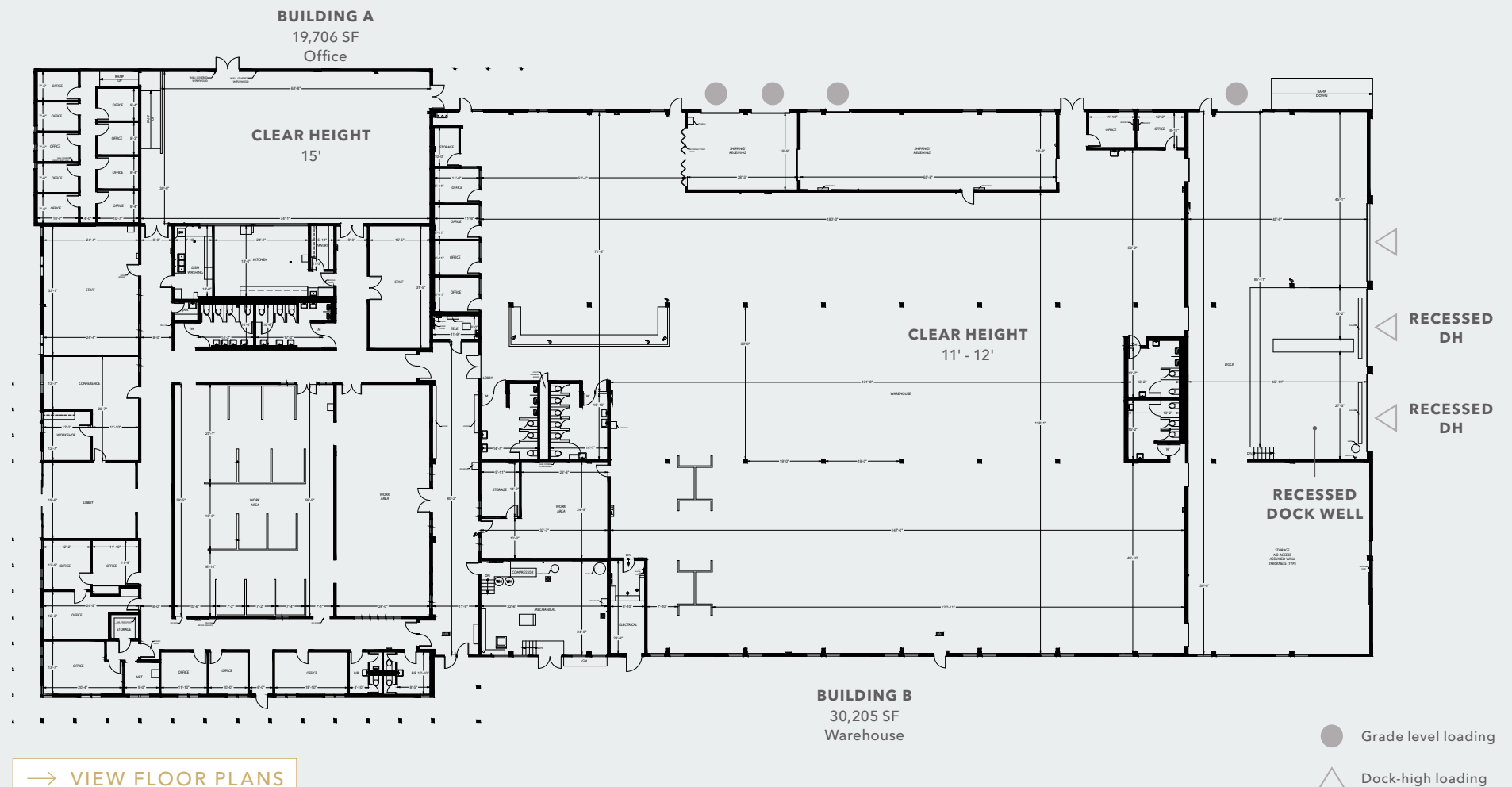
PROJECT OVERVIEW



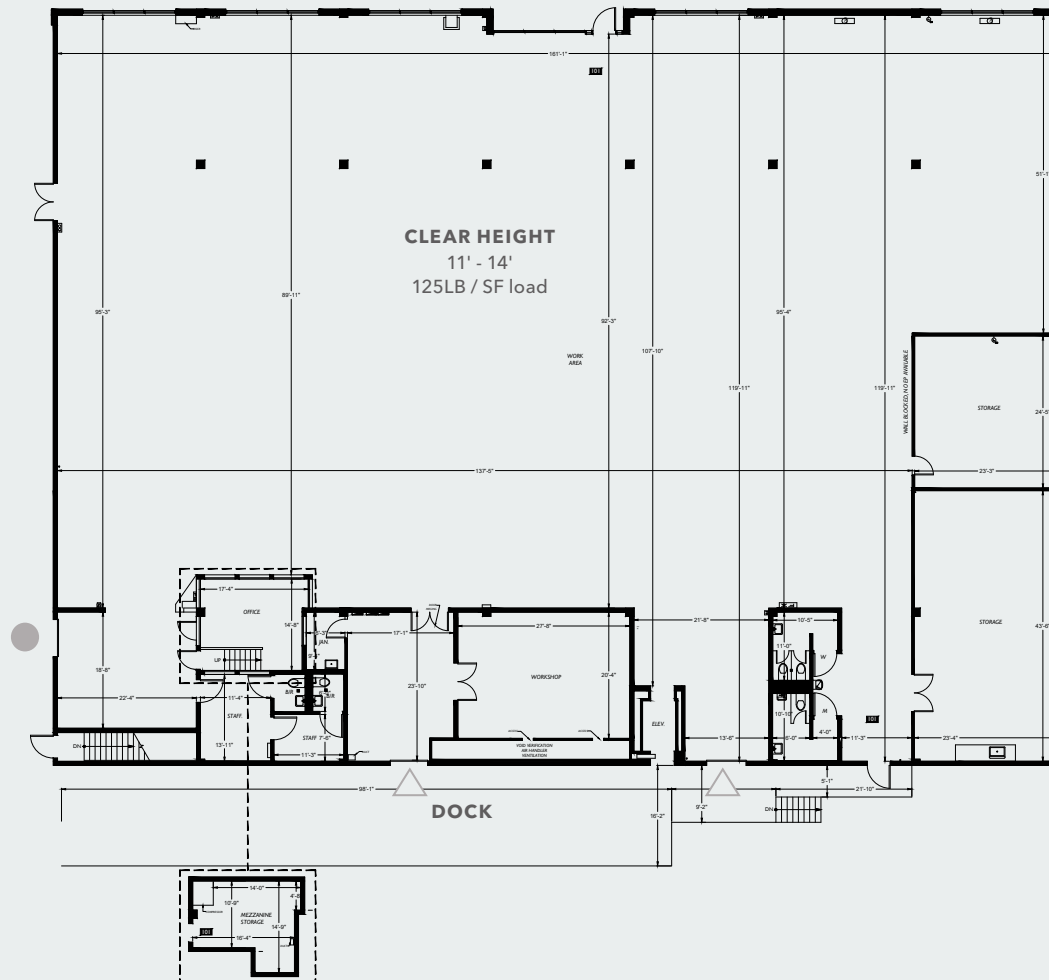
SITE PLAN



BUILDING A&B: 49,911 SF

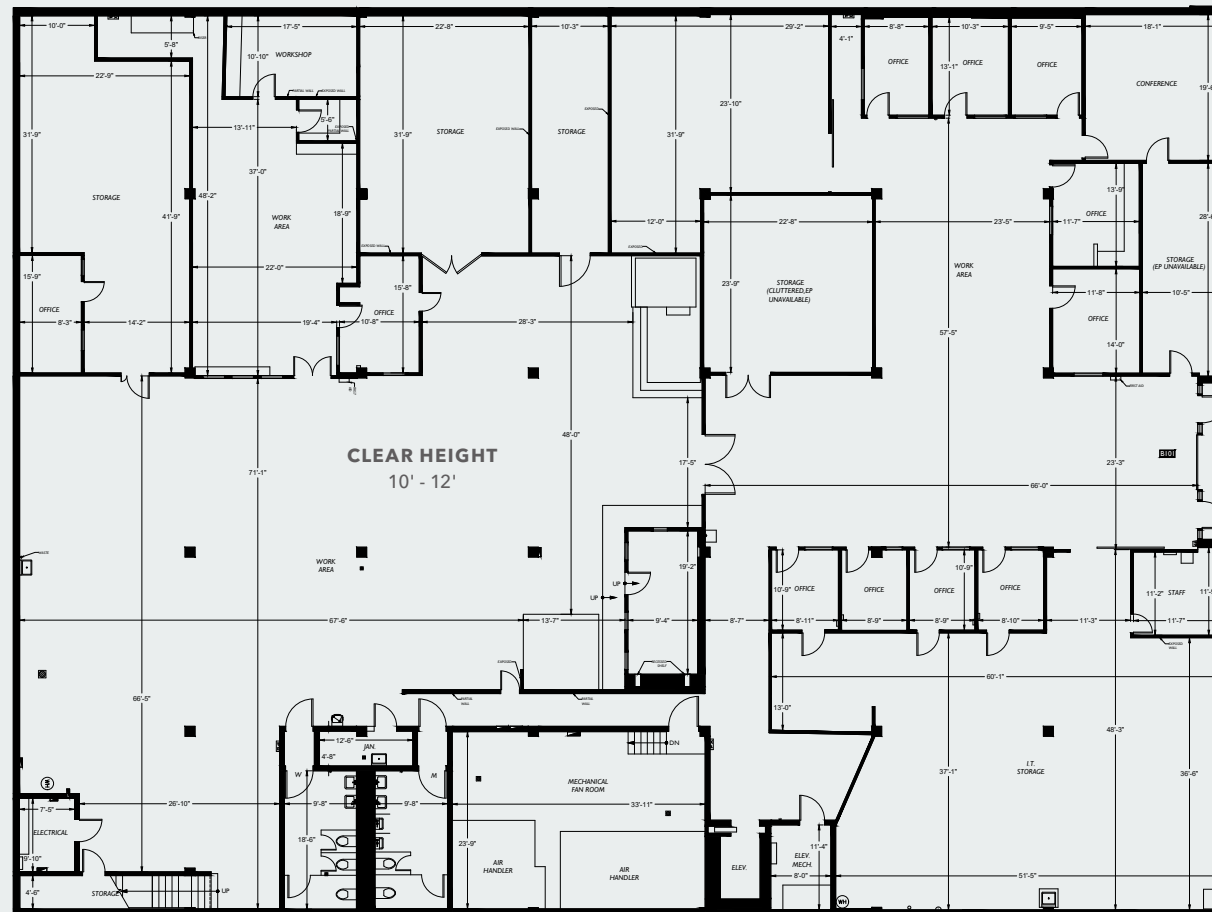


BUILDING C - TOP FLOOR WAREHOUSE : 19,922 SF



→ VIEW FLOOR PLANS

BUILDING C – BASEMENT WAREHOUSE/OFFICE: 19,660 SF



→ VIEW FLOOR PLANS



PORT ADJACENT CORPORATE
HEADQUARTERS FLEX FACILITY

LOCATION OVERVIEW

DEMOGRAPHICS
FINANCIAL ANALYSIS



DRIVE TIMES

I-5	4 MINUTES
SR-16	5 MINUTES
PORT OF TACOMA	10 MINUTES
SR-512	10 MINUTES
HWY-18	12 MINUTES
SR-167	16 MINUTES
PORT OF SEATTLE	50 MINUTES



TACOMA

**SUBJECT
PROPERTY**



SEATTLE

BELLEVUE

RENTON

SEATAC

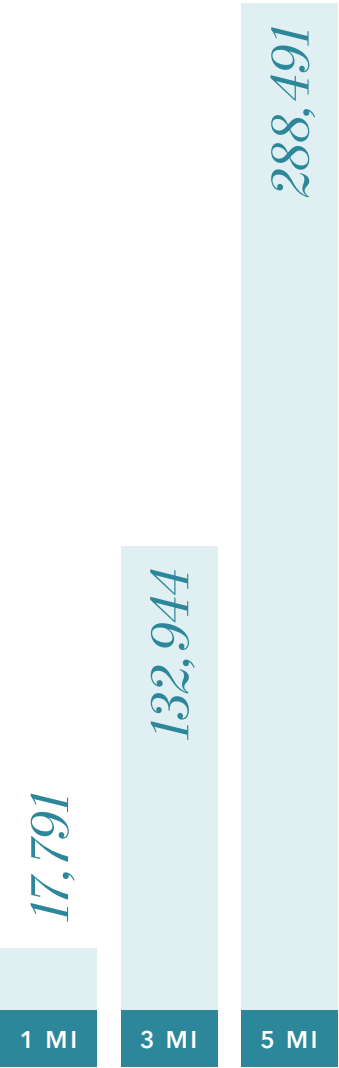
KENT

FEDERAL
WAY

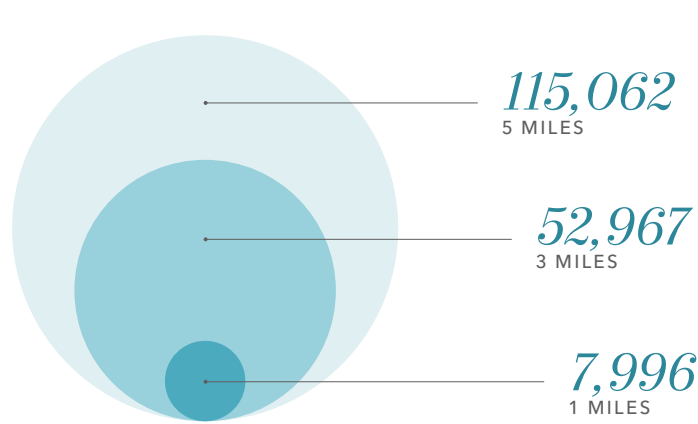
SUMNER

AREA DEMOGRAPHIC AND ECONOMIC PROFILE

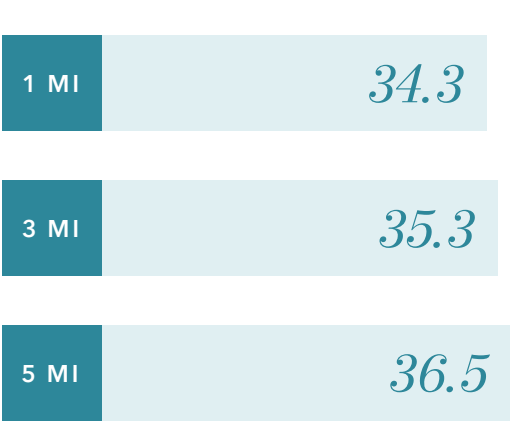
POPULATION



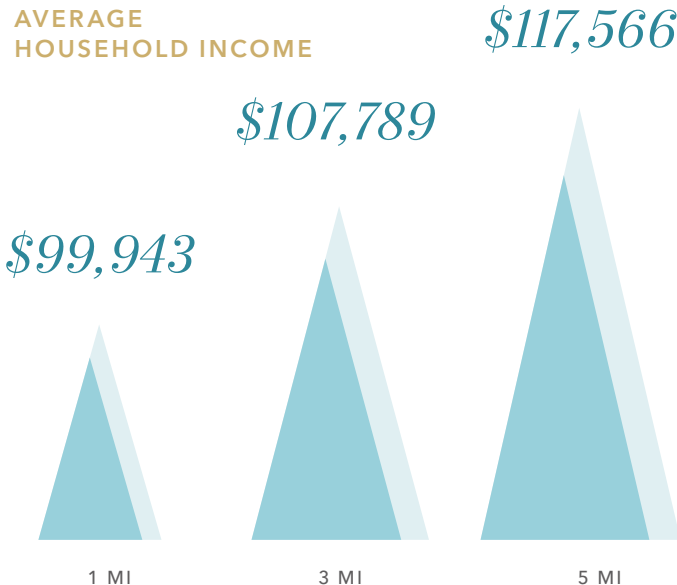
ESTIMATED HOUSEHOLDS



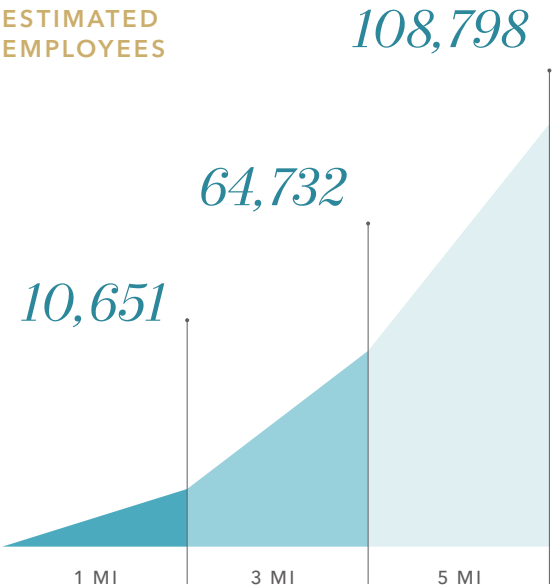
MEDIAN AGE



AVERAGE HOUSEHOLD INCOME



ESTIMATED EMPLOYEES



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