

OFFERING MEMORANDUM

10107 PORTLAND AVE E

TACOMA, WASHINGTON 98445

*Single-Tenant Industrial
Outdoor Storage Investment*

\$3,435,000

OFFERING PRICE

7.00%

CAP RATE



km Kidder
Mathews

*\$3.435M OFFERING PRICE
7.00% CAP RATE*

Kidder Mathews is pleased to exclusively offer for sale the opportunity to acquire 10107 Portland Avenue East, a single-tenant Industrial Outdoor Storage (IOS) investment in Tacoma, Washington.

The property consists of a ± 923 SF office situated on ± 1.66 acres and is 100% leased to Security Contractor Services, Inc. SCS commenced a 10-year lease in January 2024, providing contractual cash flow through December 2033 with annual rent increases throughout the remaining lease term. At the \$3,435,000 offering price, the property provides a 7.00% return based on the January 1, 2027 in-place NOI of \$240,513.

The property is strategically located approximately 0.5 miles from SR 512, 4 miles from I-5 and 7 miles from the Port of Tacoma, providing convenient access throughout the greater Puget Sound industrial market. The site is zoned CE (Community Employment) and benefits from an established gravel-surface outdoor storage use. The combination of zoning, existing improvements, site configuration and outdoor storage functionality distinguishes the property within a market where development of comparable IOS facilities has become increasingly difficult.

The limited supply of comparable IOS facilities reflects the significant cost, permitting complexity and entitlement challenges associated with developing new IOS properties. These barriers to new supply, combined with the Property's long-term tenancy, contractual rent growth and NNN lease structure, provide investors with durable in-place income backed by a scarce and difficult-to-replicate industrial asset.



PROPERTY OVERVIEW

ADDRESS	10107 Portland Ave E, Tacoma, WA 98445
BUILDING	±923 SF residential-to-office conversion
APN	7745003011 & 7745003020
YEAR BUILT	1997
OFFICE RENOVATION	2024
CONSTRUCTION	Wood frame
JURISDICTION	Pierce County - Parkland-Spanaway-Midland
ZONING	CE - Community Employment VIEW ZONING MAP VIEW ZONING TABLE
YARD	Fenced, graveled, graded and leveled
LIGHTING	Upgraded site lighting

1.66
LAND AC

72,211
LAND SF

100%
LEASED

INVESTMENT HIGHLIGHTS

LONG-TERM NNN INCOME

Security Contractor Services occupies the entire property under a lease extending through December 31, 2033. The NNN structure places the majority of property operating obligations with the tenant, providing a passive ownership profile.

SCARCE IOS FUNCTIONALITY

The property offers 1.66 acres of fenced and graveled outdoor storage in a functional rectangular configuration. The existing gravel-surface outdoor storage use is an important differentiator in a market where entitlement and development of comparable IOS facilities has become increasingly difficult.

ESTABLISHED TENANT

Security Contractor Services has operated since 1977 and maintains operations across multiple states, providing an established tenant behind the property's long-term lease.

STRATEGIC TACOMA LOCATION

Located approximately 0.5 miles from Highway 512, 4 miles from I-5 and 7 miles from the Port of Tacoma, the property provides convenient access throughout the Tacoma-Seattle industrial corridor.



FINANCIAL OVERVIEW

OFFERING PRICE

\$3,435,000

1/1/2027 NOI

\$240,513

GOING-IN CAP RATE

7.00%

LEASE SUMMARY

TENANT	Security Contractor Services, Inc.
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EXPENSE STRUCTURE	NNN
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BASE LEASE TERM	10 Years
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LEASE EXPIRATION DATE	December 31, 2033
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PREMISES	7745003011, 7745003020
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SECURITY DEPOSIT	\$42,715
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PERMITTED USE	Storage of fencing material and administrative office
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Tenant responsible for property taxes, utilities and most property operating/maintenance obligations

Landlord repair responsibility generally limited to roof structure, subfloor, foundation, exterior walls and capital HVAC replacements

RENT SCHEDULE

Year	Monthly	Annual	Cap Rate
2027	\$20,042.75	\$240,513.00	7.00%
2028	\$20,744.25	\$248,931.00	7.25%
2029	\$21,470.25	\$257,643.00	7.50%
2030	\$22,221.75	\$266,661.00	7.76%
2031	\$22,999.50	\$275,994.00	8.03%
2032	\$23,804.50	\$285,654.00	8.32%
2033	\$24,637.67	\$295,652.04	8.61%

TENANT

Security Contractor Services

Founded in 1977, Security Contractor Services is an established supplier serving the fencing industry. The company maintains multiple locations across eight states, providing the Tacoma property with an experienced operating tenant and a long-term commitment to the site. SCS utilizes the property for fencing-material storage and administrative operations, a use well suited to the site's large outdoor storage component and limited building improvements.

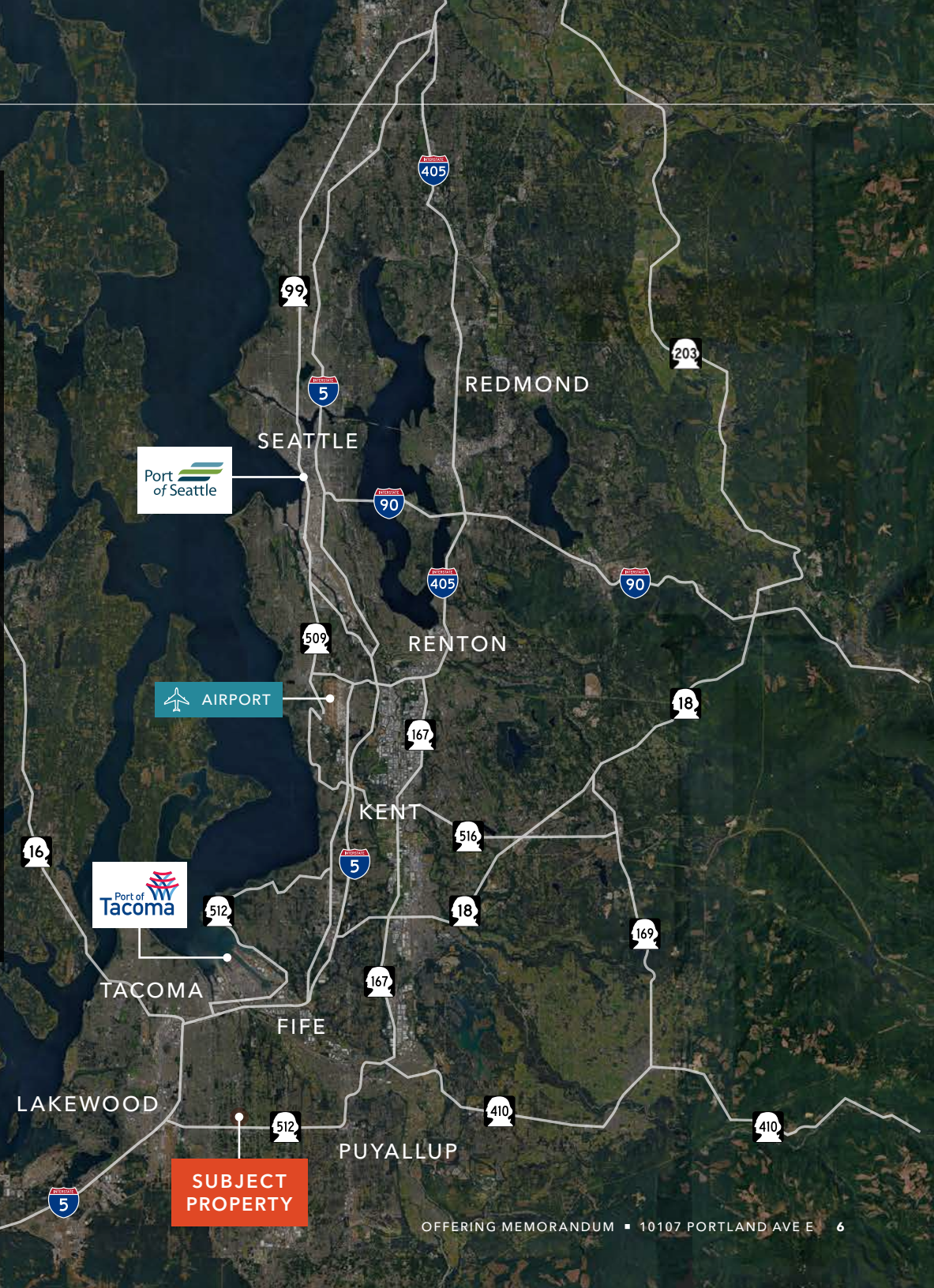
LOCATION OVERVIEW

CONNECTED TO THE PUGET SOUND INDUSTRIAL MARKET

10107 Portland Ave E is positioned in the Tacoma industrial market with convenient connections to Highway 512 and Interstate 5. The location provides access to the Port of Tacoma, the broader Kent Valley industrial corridor and population centers throughout the Puget Sound region. For an outdoor-storage user, this connectivity supports efficient movement throughout the regional transportation network while maintaining proximity to one of the Pacific Northwest's primary industrial and logistics hubs.

DRIVE TIMES

HWY 512	<i>1 Minute</i>
I-5	<i>5 Minutes</i>
PORT OF TACOMA	<i>20 Minutes</i>
KENT VALLEY	<i>30 Minutes</i>
SEA-TAC AIRPORT	<i>35 Minutes</i>





10107 PORTLAND AVE

*For more information on
this property, please contact*

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