OFFERING MEMORANDUM

6.38-Acre Industrial HQ & Yard

3321 S Union Ave, Tacoma, WA 98409

AVAILABLE FOR SALE

COLDWELL BANKER COMMERCIAL DANFORTH

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01

PROPERTY SUMMARY

- **Price:** $9,900,000
- **Address:** 3321 S Union Ave
  Tacoma, WA 98409
- **Parcels:** 0320073056
  0320073057
- **Total Buildings:** 116,114 SF
- **Total Land:** 6.38 Acres
- **Zoning:** Heavy Industrial (M2)

Rare opportunity to acquire 116,114 SF (6.38 acres) of Heavy Industrial (M-2) zoned land in the heart of Tacoma. Comprised of two parcels, this site offers the scale and flexibility to support a wide range of industrial, manufacturing, warehousing, or distribution uses.

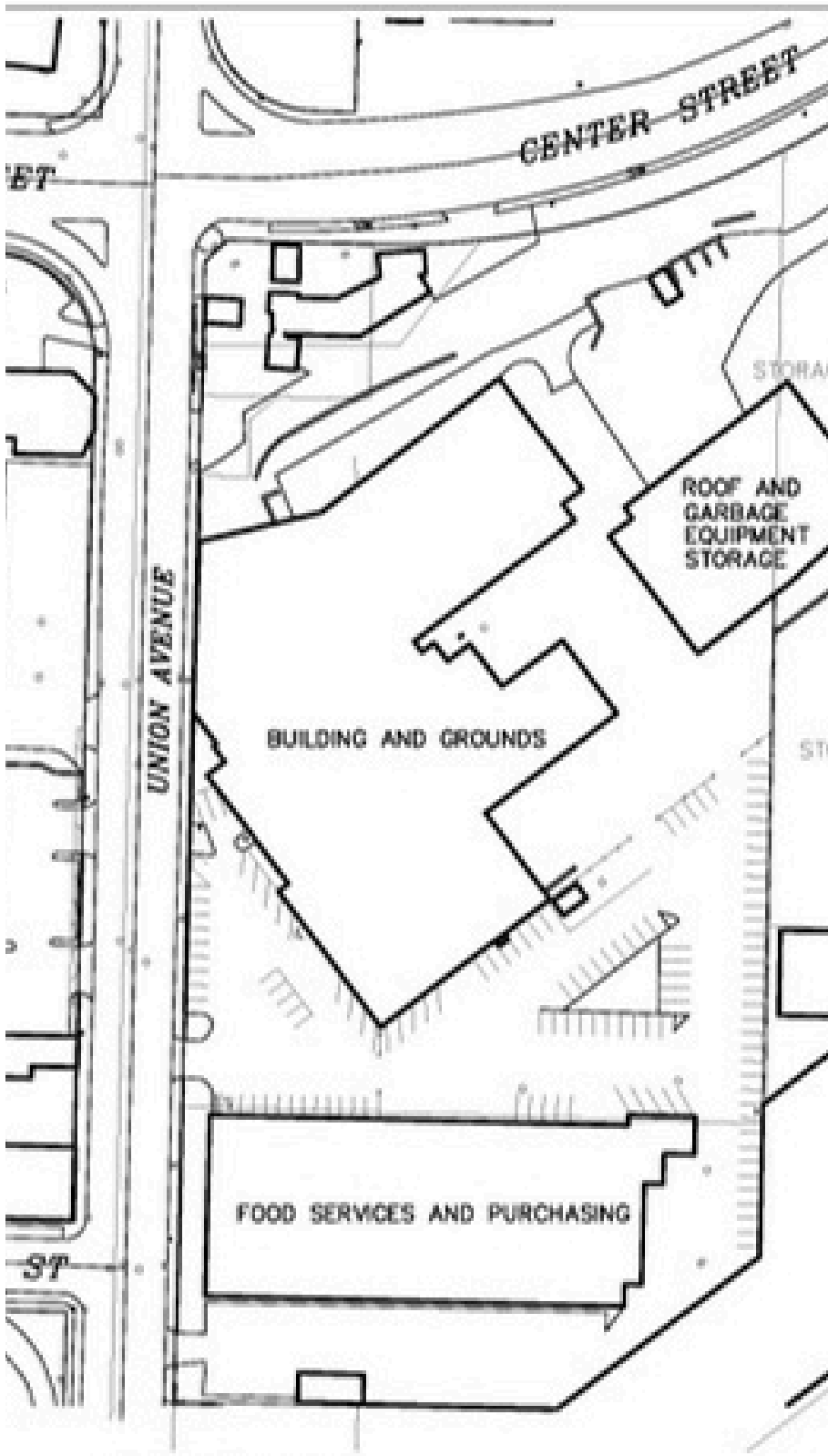
M-2 zoning allows for heavy industrial operations with fewer use restrictions than lighter industrial or commercial zones — ideal for owner-users or developers seeking a build-to-suit opportunity in an established Pierce County industrial corridor.

02

PROPERTY OVERVIEW

Positioned in Tacoma, the location places investors in one of the Puget Sound region's established industrial markets. The area offers access to a deep base of manufacturing, logistics, and trade activity, supported by Tacoma's longstanding role as a working waterfront city and regional distribution hub.

Nearby points of interest include the Port of Tacoma, Interstate 5, and the Tacoma Dome area, along with downtown Tacoma's business and service amenities. The location also benefits from proximity to the broader Seattle-Tacoma metropolitan area and connections throughout Pierce County, making Tacoma a compelling market for industrial and manufacturing investment.



03

PARCEL #0320073056

Main Building:	**68,933 SF**
Office:	12,432 SF
Warehouse:	56,500 SF
Year Built:	1940 (1995)
Total Parcel Size:	208,652 SF (4.79 Acres)
East Metal Shed: (to be demolished)	11,410 SF

04

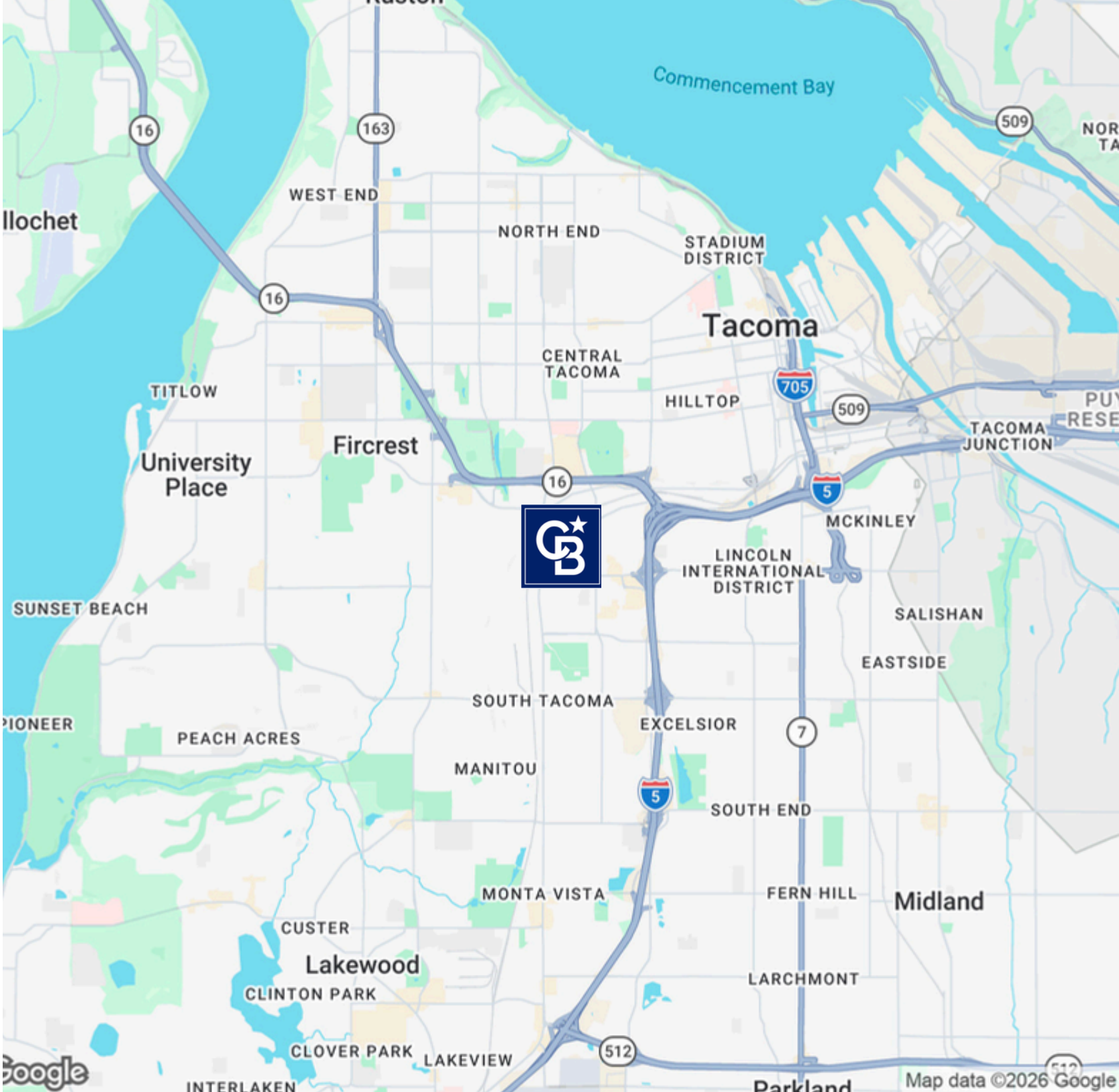
PARCEL #0320073057

Main Building:	**35,010 SF**
Office:	6,138 SF
Warehouse:	28,872 SF
Year Built:	1946 (1995)
Total Parcel Size:	69,260 SF (1.59 Acres)

05
AERIAL

06

MAP

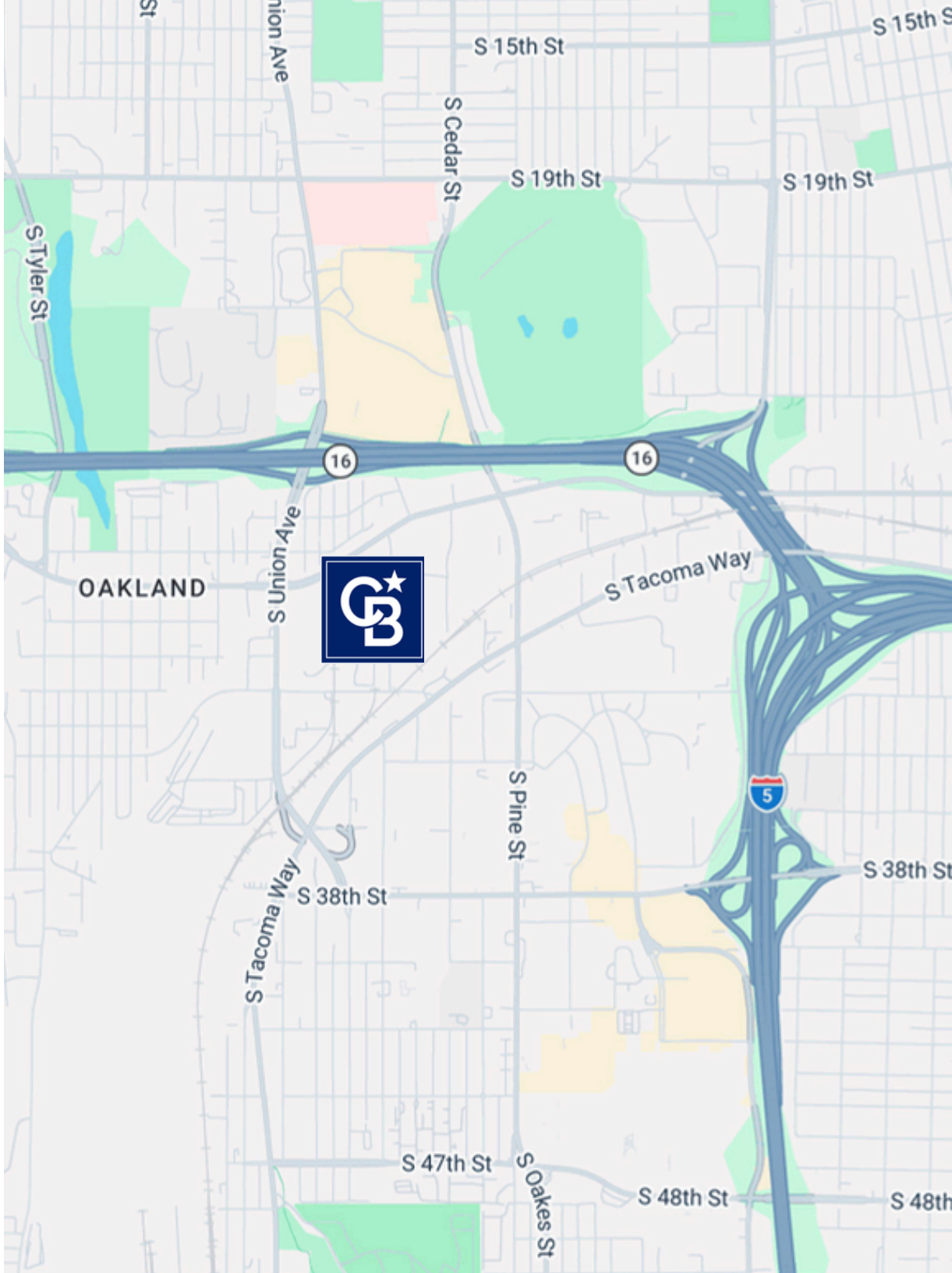

Commencement Bay
Tacoma
WEST END
NORTH END
STADIUM DISTRICT
CENTRAL TACOMA
HILLTOP
TITLOW
University Place
Fircrest
TACOMA JUNCTION
MCKINLEY
LINCOLN INTERNATIONAL DISTRICT
SUNSET BEACH
SALISHAN
EASTSIDE
SOUTH TACOMA
EXCELSIOR
PEACH ACRES
MANITOU
SOUTH END
MONTA VISTA
FERN HILL
Midland
CUSTER
Lakewood
CLINTON PARK
LARCHMONT
CLOVER PARK
LAKEVIEW
INTERLAKEN
Parkland
Map data ©2026 Google

07

STRATEGIC LOCATION & ACCESS

- SR-16/Union Ave Interchange ±1 mile
- I-5 ±1-2 miles
- I-5/SR-16 Interchange ±3 miles
- SR-18/I-5 Interchange ±12 miles

- Port of Tacoma ±5.3 miles
- Downtown Tacoma ±3 miles
- JBLM ±9 miles
- Port of Seattle ±36 miles
- Seattle-Tacoma International Airport ±24 miles



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