



ATTENTION BROKERS  
**FOR LEASE**

## Spanaway Industrial Park

15413 1ST AVENUE COURT SOUTH  
SPANAWAY, WA 97445



**Industrial & Office  
Suites**

[SpanawayIndustrialPark.com](http://SpanawayIndustrialPark.com)



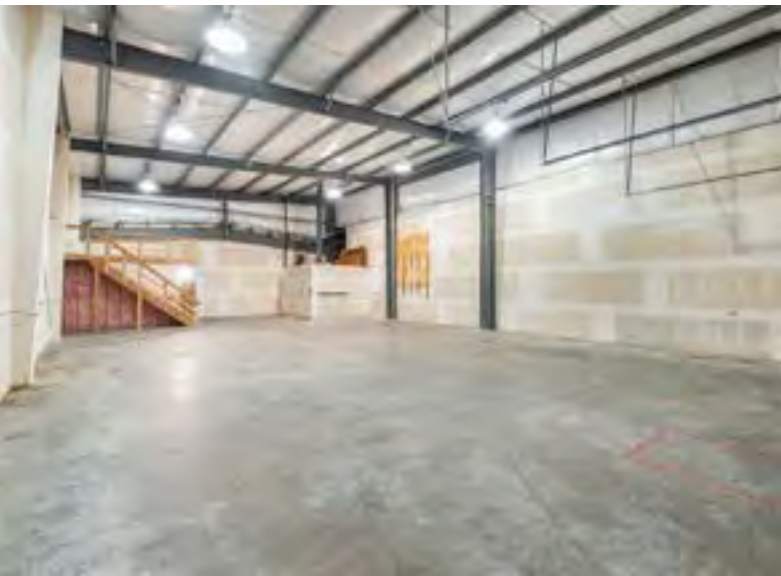
# Spanaway Industrial Park

15413 1ST AVENUE COURT SOUTH  
SPANAWAY, WA 97445

## PROPERTY OVERVIEW

- The Spanaway Industrial Park features three single-story buildings comprising approximately 22,027 square feet of leasable space.
- The business park consists of industrial suites ranging in size from 960 square feet to 3,070 square feet.
- Each building is a metal butler-style, insulated, pitched-roof structure with high interior ceilings and wide spans. Many of the warehouse suites contain office build-out.

Located right off of I-205, the Spanaway Industrial Park is ideal for **businesses that need office, warehouse, storage, or light, manufacturing/production space.**



[SpanawayIndustrialPark.com](http://SpanawayIndustrialPark.com)

# Office Space – 1,260 Rentable Square Feet – Tacoma, WA

**1,260**  
SQUARE FEET

**\$19.80** /yr  
RENT / SF

**\$2,079**  
RENT

(253) 238-4833  
www.SpanawayIndustrialPark.com



## PROPERTY ADDRESS

15413 1st Avenue Court South - 1-B  
Spanaway, WA 98445

COMMERCIAL TYPE: **Office**    LEASE TYPE: **NNN**  
AVAILABLE: **Now**

## DESCRIPTION

Click here to apply: <https://tinyurl.com/GridCommercialApp>

Located right off Pacific Avenue South at 15413 First Avenue Court South in Tacoma, WA, the Spanaway Industrial Park is ideal for companies that need office, light manufacturing, professional services, auto repair, warehouse, or production space.

The Spanaway Industrial Park is made up of five buildings and comprises approximately 30,000 of leasable space.

Each building is a metal butler-style, insulated, pitched-roof structure with high interior ceilings and wide spans.

The site has been divided into office suites ranging in size from 800 to 2,000 square feet and industrial suites from 1,200 to 3,300 square feet. Most of the warehouse suites contain office build-outs.

There is ample parking, and all tenants have assigned parking spaces.

Suite 1B has 1,260 RSF of open floorplan office or flex space with private offices perfect for an office, flex, or retail business.

The first-year base rent rate is \$14.85 per year per square foot (\$1,559.25 per month) plus \$4.95 per year per square foot pro-rata allocation of triple net (NNN) costs (\$519.75 per month), resulting in all-in lease costs of \$2,079.00 per month for year 1 with 5% annual increases of base rent.

## AMENITIES

- Visitor parking
- Open Floor Plan
- Private Offices
- Ample Parking
- Assigned Outdoor Parking

## RENTAL TERMS

Rent	\$2,079
Security Deposit	\$2,500
Application Fee	\$0



View this listing online:



# Office Space – 772 Rentable Square Feet – Tacoma, WA

**772**  
SQUARE FEET

**\$19.80** /yr  
RENT / SF

**\$1,273.8**  
RENT

(253) 238-4833  
www.SpanawayIndustrialPark.com



## PROPERTY ADDRESS

15413 1st Avenue Court South - 2-D  
Spanaway, WA 98445

LEASE TYPE: **NNN** AVAILABLE: **Now**

## DESCRIPTION

Click here to apply: <https://tinyurl.com/GridCommercialApp>

Located right off Pacific Avenue South at 15413 First Avenue Court South in Tacoma, WA, the Spanaway Industrial Park is ideal for companies that need office, light manufacturing, professional services, auto repair, warehouse, or production space.

The Spanaway Industrial Park is made up of five buildings and comprises approximately 30,000 of leasable space.

Each building is a metal butler-style, insulated, pitched-roof structure with high interior ceilings and wide spans.

The site has been divided into office suites ranging in size from 800 to 2,000 square feet and industrial suites from 1,200 to 3,300 square feet. Most of the warehouse suites contain office build-outs.

There is ample parking, and all tenants have assigned parking spaces.

Suite 2D has 772 RSF of open floorplan office or flex space perfect for an office, flex, or retail business.

The first-year base rent rate is \$14.85 per year per square foot (\$955.35 per month) plus \$4.95 per year per square foot pro-rata allocation of triple net (NNN) costs (\$318.45 per month), resulting in all-in lease costs of \$1,273.80 per month for year 1 with 5% annual increases of base rent.

## AMENITIES

- Ample Parking
- High Ceiling Clearance
- Flex Space
- Open Floor Plan
- Shared Restrooms

## RENTAL TERMS

Rent	\$1,273.80
Security Deposit	\$1,800.00
Application Fee	\$0.00



View this listing online:



# For Lease - 657 RSF Open Floor Plan Office/Flex Space - Tacoma, WA

**657**  
SQUARE FEET

**\$19.80** /yr  
RENT / SF

**\$1,084.05**  
RENT

(253) 238-4833  
www.SpanawayIndustrialPark.com



## PROPERTY ADDRESS

15413 1st Avenue Court South - 1-F  
Spanaway, WA 98445

LEASE TYPE: NNN AVAILABLE: 12/20/24

## DESCRIPTION

Available from Grid Property Management, LLC.

Click here to apply: <https://tinyurl.com/GridCommercialApp>

Located right off Pacific Avenue South at 15413 First Avenue Court South in Tacoma, WA, the Spanaway Industrial Park is ideal for companies that need an office, light manufacturing, professional services, auto repair, warehouse, or production space.

The Spanaway Industrial Park is made up of five buildings and comprises approximately 30,000 of leasable space.

Each building is a metal butler-style, insulated, pitched-roof structure with high interior ceilings and wide spans.

The Spanaway Industrial Park has recently undergone site-wide improvements including updated exterior lighting, extensive parking lot and landscape work, and installation of comprehensive 24/7 exterior digital security camera coverage.

The site has been divided into office suites ranging in size from 800 to 2,000 square feet and industrial suites from 1,200 to 3,300 square feet. Most of the warehouse suites contain office build-outs.

There is ample parking, and all tenants have assigned parking spaces.

Suites 1F has a 657 RSF of open floorplan office or flex space with private offices perfect for an office, flex, or retail business.

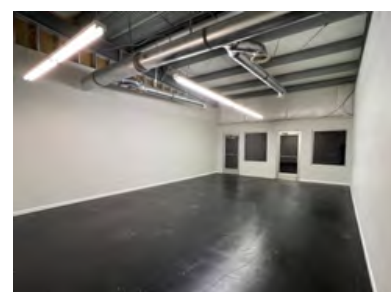
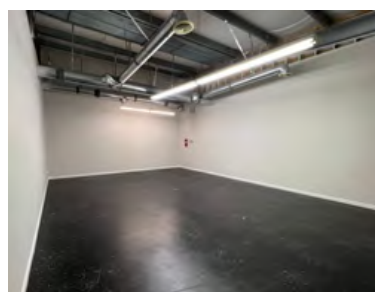
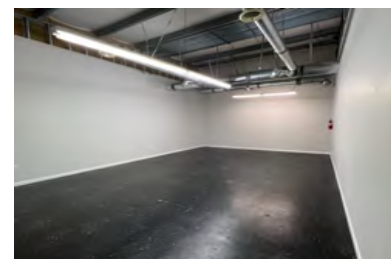
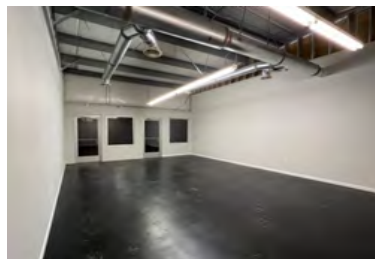
Suites 1F features two glass doors retail entry. The suite has easy access to shared common restrooms.

## AMENITIES

- Office Space
- Flex Space
- Glass Entry Door
- High Ceiling and Clear Spans
- Common Restrooms
- Assigned Outdoor Parking

## RENTAL TERMS

Rent	\$1,084.05
Security Deposit	\$0.00
Application Fee	\$0.00



View this listing online:



# Spanaway Industrial Park

15413 1ST AVENUE COURT SOUTH  
SPANAWAY, WA 97445

OFFICE SUITES WITH WAREHOUSE SPACE

**Is your client the perfect fit?  
Let's talk today.**

LeasingTeam@GridPropertyManagement.com  
253-238-4833

Individual suite information is available at  
[SpanawayIndustrialPark.com](http://SpanawayIndustrialPark.com)



Grid Property Management is a property management firm that specializes in the management of commercial and industrial properties.