



FOR SALE

1303 & 1409/1411 34th Ave East
Fife, WA 98424

34TH AVE E

1303

1411

1409



FIFE INDUSTRIAL LAND

Ray Velkers

First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

1303 34TH AVE E:

ASKING PRICE: \$1,199,950 (\$29.81 PSF)

0.92 ACRES 40,260 SF PARCEL # 0320024023

1409 & 1411 34TH AVE E:

ASKING PRICE: \$1,125,950 EA PARCEL (\$34.79 PSF)

1409 0.37 ACRES 16,126 SF PARCEL # 0320024028

1411 0.37 ACRES 16,239 SF PARCEL # 0320024026

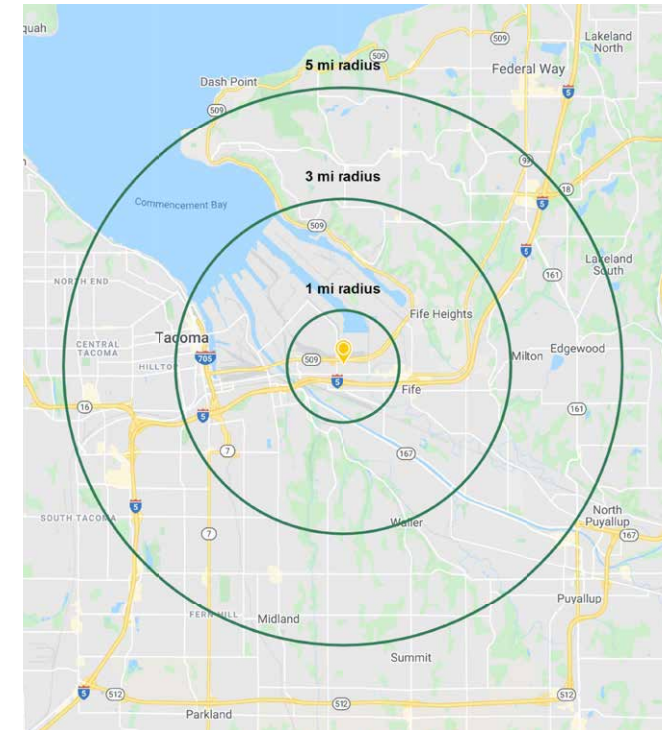
32,365 SF TOTAL

ZONING: PARKING - BOTH PARCELS ARE PAVED, GATED & STRIPED

- Excellent location in Tacoma Port
- Opportunity to develop industrial/office building
- No B&O Tax in Fife
- 34th Ave E: Designated ingress to Port of Tacoma in Port of Tacoma Interchange Improvement Project

Regis - 2020	Population	Average HH Income	Daytime Population
Mile 1	1,183	\$54,895	6,357
Mile 3	56,791	\$78,952	77,097
Mile 5	235,832	\$89,114	205,259

TENANTS NEARBY



LOCATION DETAILS



14,000 CPD
Port of Tacoma Road



22,000 CPD
Pacific Hwy E



Located moments
between I-5 and SR 509



In the heart of
Fife industrial area



LOCATION AERIAL



PORT OF TACOMA ROAD RECONSTRUCTION

Project Description

This project will provide road, intersection, and interchange improvements of great value to the Port of Tacoma, the surrounding industrial area, and businesses in the Cities of Fife and Tacoma. The project is a multi-phased plan to improve the Port of Tacoma Road/Interstate 5 interchange, Pacific Highway East and the Port of Tacoma Road.

The project has been developed in phases over more than a decade, with past work on surface streets completed and a wetland mitigation site nearing completion.

The project will reconfigure the existing interchange to a split diamond with one-way couplet. The Port of Tacoma Road and its existing bridge over I-5 will be converted to one-way southbound traffic while the parallel 34th Avenue East and its new bridge over I-5 will be made one-way northbound.

Recent Developments

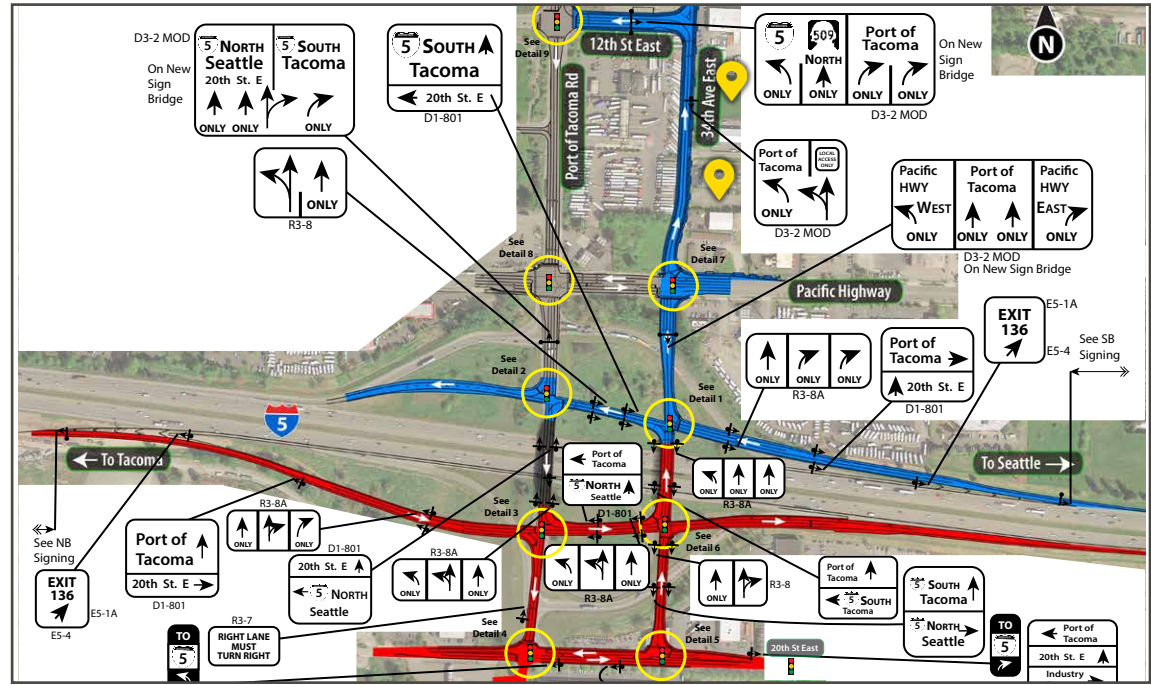
Phase 1 of the interchange is fully funded and should begin construction in 2018. The design work for Phase 2 will begin soon. Construction funding is being sought for Phase 2.

Project Justification

The Port of Tacoma indirectly accounts for more than 43,000 jobs and generates \$637 million in annual wages in Pierce County. Design, Value Engineering and Traffic Modeling studies have confirmed the need for the improvements and identified an alternative configuration for the interchange and the I-5/ POT road ramps. The interchange reconstruction will improve level of service for trucks traveling to and from the Port of Tacoma.

The project will improve the operation of the I-5 mainline and all streets and intersections in the project vicinity. Traffic analysis indicates that the entire area would be in gridlock conditions in 2040 if anticipated growth occurred without project construction. With project construction, every intersection in the project vicinity will operate at level of service "D" or better and queue lengths will be reduced from thousands of feet to hundreds.

Proposed construction of the SR 167 freeway extension will substantially improve access to the east portion of the Port of Tacoma but this project is still necessary in order to provide access to the west portion of the Port.



Phase 1 – Funds	Contribution
City of Fife	\$10.5 M
Port of Tacoma	\$1.5 M
WA Department of Ecology	\$0.3 M
Federal Highway Administration/PSRC	\$11.1 M
Federal Highway Admin./SAFETEA -LU	\$0.7 M
Freight Mobility Strategic Investment Board	\$8.7 M
Transportation Improvement Board	\$7.1 M
Connecting WA (2015 Legislation)	\$2.6 M
Total Phase 1	\$42.5 M
Future Funding - Phase 2	
City of Fife	\$2.5 M
FMSIB	\$7.5 M
Connecting Washington – 2015 Legislation	\$19.7 M
To Be Determined	\$16.7 M
Total-Phase 2	\$46.4 M

Summary of Benefits

- Improves access to Port of Tacoma
- Improves safety
- Improves I-5 main line operation

Partners



TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED. RESULTS DRIVEN.

RAY VELKERS

253.284.3632

ray@firstwesternproperties.com



First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

© First Western Properties, Inc. DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.