



ATTENTION BROKERS
FOR LEASE

Spanaway Industrial Park

15413 1ST AVENUE COURT SOUTH
SPANAWAY, WA 97445



**Industrial & Office
Suites**

SpanawayIndustrialPark.com



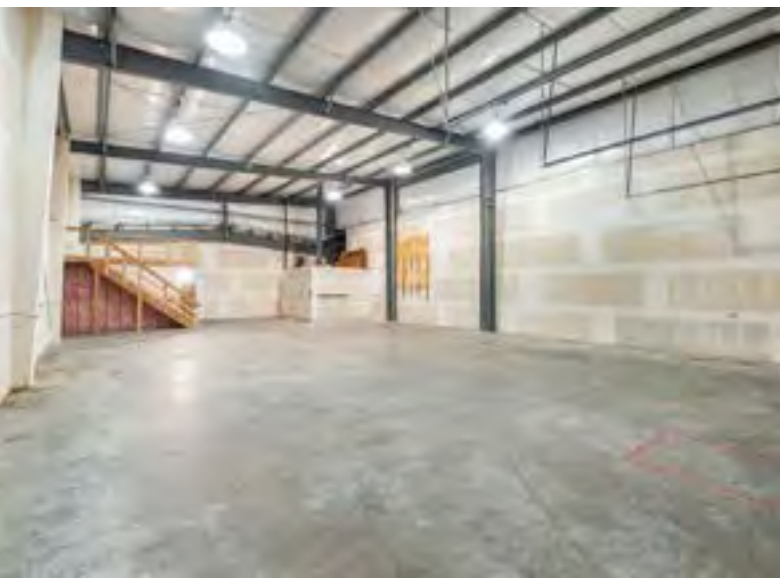
Spanaway Industrial Park

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

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

1,260
SQUARE FEET

\$17.85 /yr
RENT / SF

\$1,874.25
RENT

(253) 238-4833
www.SpanawayIndustrialPark.com



PROPERTY ADDRESS

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

LEASE TYPE: NNN AVAILABLE: 5/23/25

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 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.

Suite 1C has 1,260 RSF of open floorplan office or flex space with three private offices perfect for an office, flex, or retail business. The suite has a shared restroom, washer and dryer hookups, and an area for a breakroom.

Suite 1C has three glass door retail entries.

The suite has ample power and ample lighting.

All tenants have assigned parking.

Lease Highlights

- Base Rent: \$14.85/SF/year or \$1,559.25/month
- NNN Charges: \$5.00/SF/year or \$525.00/month
- All-In Rent: \$2,084.25/month
- Annual Increase: 5% Increase in Base Rent

Move-In Special Details

- Sign a lease for at least 24 Months
- Get FREE base rent for months 4 and 8 (save \$3,118.50 in year one)
- Effective All-In Rent for Year 1 is \$1,874.25/month after we apply the 2 months FREE base rent
- This is a limited-time offer for new tenants only and may end at any time.

All utilities, except internet/phone, are included in NNN costs

HVAC maintenance and repair is the responsibility of the property owner.

Serious inquiries only. Courtesy to brokers.



AMENITIES

- Washer/Dryer Hookups
- Existing Office Build-Out
- Shared Restrooms
- Open Floor Plan
- Security After Hours
- Breakroom Area
- Sink

RENTAL TERMS

Rent	\$1,874.25
Security Deposit	\$2,500.00
Application Fee	\$0.00

View this listing online:



Office Space – 772 Rentable Square Feet – Tacoma, WA

772
SQUARE FEET

\$17.85 /yr
RENT / SF

\$1,148.35
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

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 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.

Suite 2D has 772 RSF of open floorplan office or flex space perfect for an office, flex, or retail business.
Suite 2D features one glass door retail entry. The suite has easy access to shared common restrooms.

The suite has ample power and ample lighting. All tenants have assigned parking.

Lease Highlights

- Base Rent: \$14.85/SF/year or \$955.35/month
- NNN Charges: \$5.00/SF/year or \$321.67/month
- All-In Rent: \$1,277.02/month
- Annual Increase: 5% Increase in Base Rent

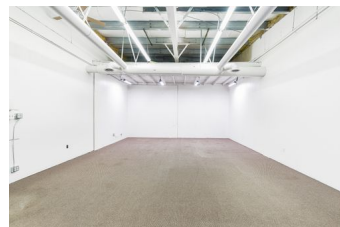
Move-In Special Details

- Sign a lease for at least 24 Months
- Get FREE base rent for months 4 and 8 (save \$1,910.7 in year one)
- Effective All-In Rent for Year 1 is \$1,148.35/month after we apply the 2 months FREE base rent
- This is a limited-time offer for new tenants only and may end at any time.

All utilities, except internet/phone, are included in NNN costs

HVAC maintenance and repair is the responsibility of the property owner.

Serious inquiries only. Courtesy to brokers.



AMENITIES

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

RENTAL TERMS

Rent	\$1,148.35
Security Deposit	\$1,800.00
Application Fee	\$0.00

View this listing online:



High Clearance Warehouse - Office - Mezzanine - Available for Lease

1,381
SQUARE FEET

\$20.50 /yr
RENT / SF

\$2,359.21
RENT

(253) 238-4833
www.SpanawayIndustrialPark.com



PROPERTY ADDRESS

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

LEASE TYPE: NNN AVAILABLE: 6/20/25

DESCRIPTION

Available from Grid Property Management, LLC:

Located on the first floor, Suite 2-F is a 1,381 RSF space perfect for warehouse, industrial, light manufacturing, storage or light production. It has an open floor plan and an office space located beneath the mezzanine build-out.

The suite has 1 roll-up door and 1 standard entry door. The suite has access to a shared restroom.

Situated right off of Pacific Ave S, the Spanaway Industrial Park is ideal for businesses that need an office, flex/industrial, warehouse, storage, or light manufacturing/production space. This property is currently undergoing site-wide renovations.

The Spanaway site is steel framed with high ceilings and clear spans. The building has ample power and water for your needs. The site has great parking and excellent lighting for security after hours.

Power Details: Pending.

The first-year base rent rate is \$15.50 per year per square foot (\$1,783.79 per month total) plus \$5.00 per year per square foot pro-rata allocation of triple net (NNN) costs (\$575.42 per month), resulting in all-in lease costs of \$2,359.21 per month for year 1 with 5% annual increases on base rent.

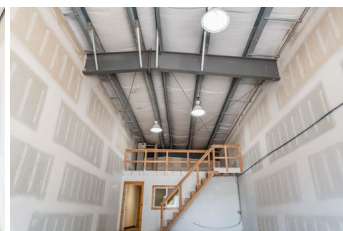
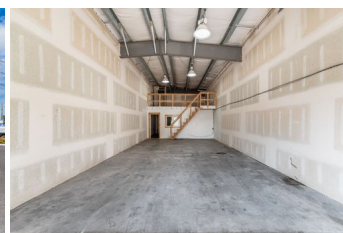
HVAC Maintenance: HVAC maintenance and repair will be the responsibility of the owner.

AMENITIES

- High Ceiling Clearance
- Common Restrooms
- Office Build-Out
- Roll up door

RENTAL TERMS

Rent	\$2,359.21
Security Deposit	\$3,000.00
Application Fee	\$0.00



View this listing online:



For Lease - Warehouse/Industrial Suite - Tacoma, WA

1,200
SQUARE FEET

\$20.50 /yr
RENT / SF

\$2,050
RENT

(253) 238-4833
www.SpanawayIndustrialPark.com



PROPERTY ADDRESS

15413 1st Avenue Court South - 3-F
Spanaway, WA 98445

LEASE TYPE: **NNN** AVAILABLE: **8/19/25**

DESCRIPTION

Please Visit SpanawayIndustrialPark.com for a full list of details and photos.

Available from Grid Property Management, LLC:

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

Suite 3F is a 1,200 RSF space perfect for warehouse, industrial, light manufacturing, storage, or light production.

The suite has 1 roll-up door and a standard man door entrance. The suite has access to shared restrooms.

Situated right off of Pacific Ave S, the Spanaway Industrial Park is ideal for businesses that need an office, flex/industrial, warehouse, storage, or light manufacturing/production space. This property benefited from site-wide renovations.

The Spanaway site is wood-framed with high ceilings and clear spans. The building has ample power and water for your needs. The site has great parking and excellent lighting for security after hours.

Power Details: Pending.

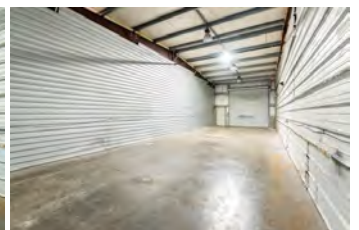
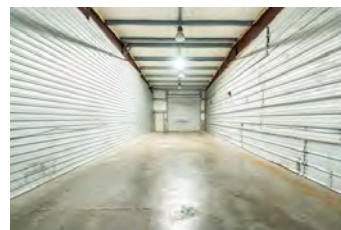
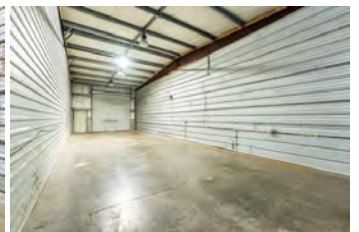
The first-year base rent rate is \$15.50 per year per square foot (\$1,550.00 per month total) plus 5.00 per year per square foot pro-rata allocation of triple net (NNN) costs (\$ 500.00 per month), resulting in all-in lease costs of \$2,050.00 per month for year 1 with 5% annual increases on base rent.

AMENITIES

- High Ceiling Clearance Warehouse
- warehouse space
- High Interior Clearance
- Shared Restrooms
- Small Bay

RENTAL TERMS

Rent	\$2,050
Security Deposit	\$2,500
Application Fee	\$0



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



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