

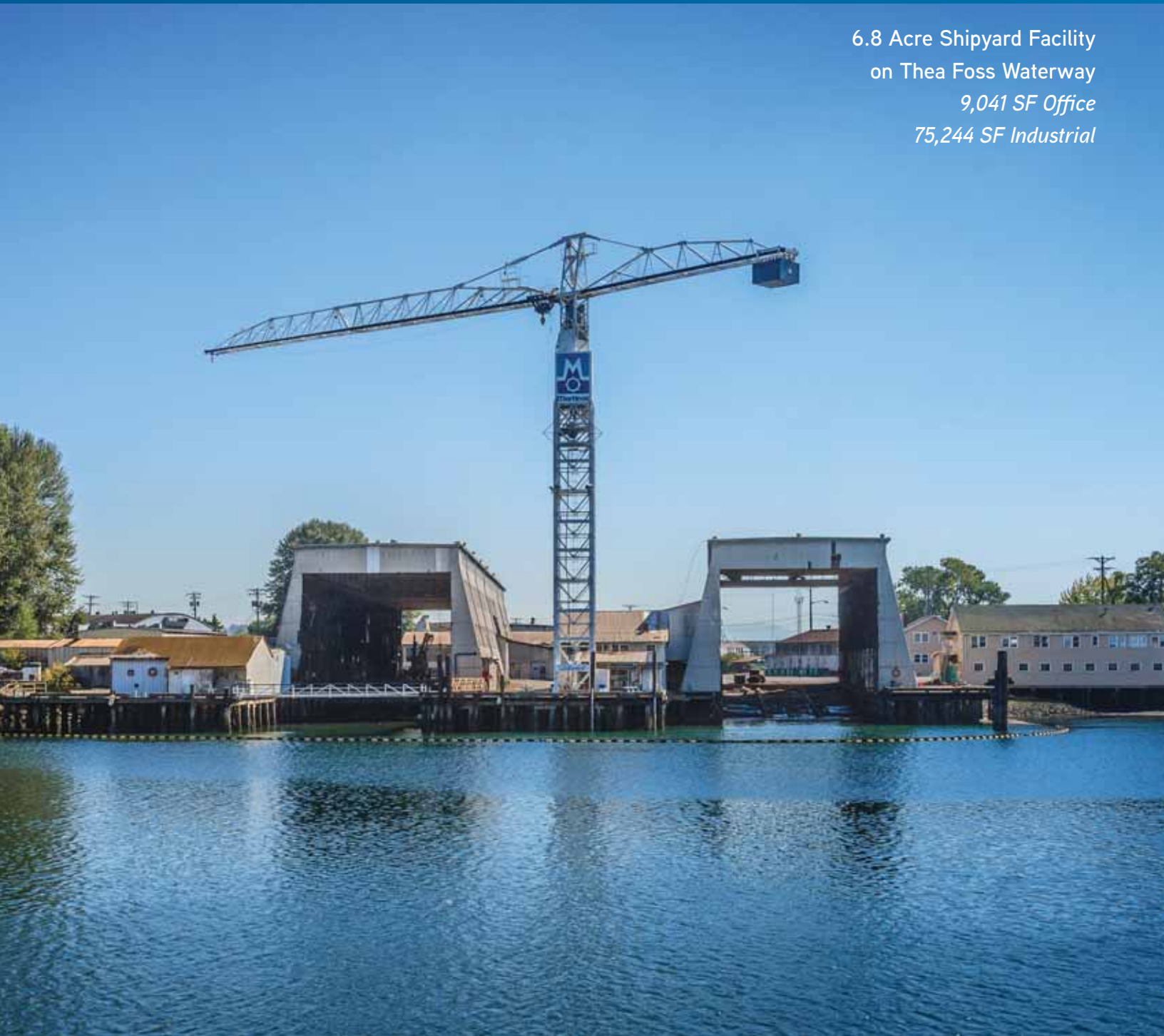
REDEVELOPMENT OR USER OPPORTUNITY

FORMER J.M. MARTINAC SHIPYARD

401 East 15th Street | Tacoma, Washington

Price: \$6,450,000

6.8 Acre Shipyards Facility
on Thea Foss Waterway
9,041 SF Office
75,244 SF Industrial





THE OFFERING

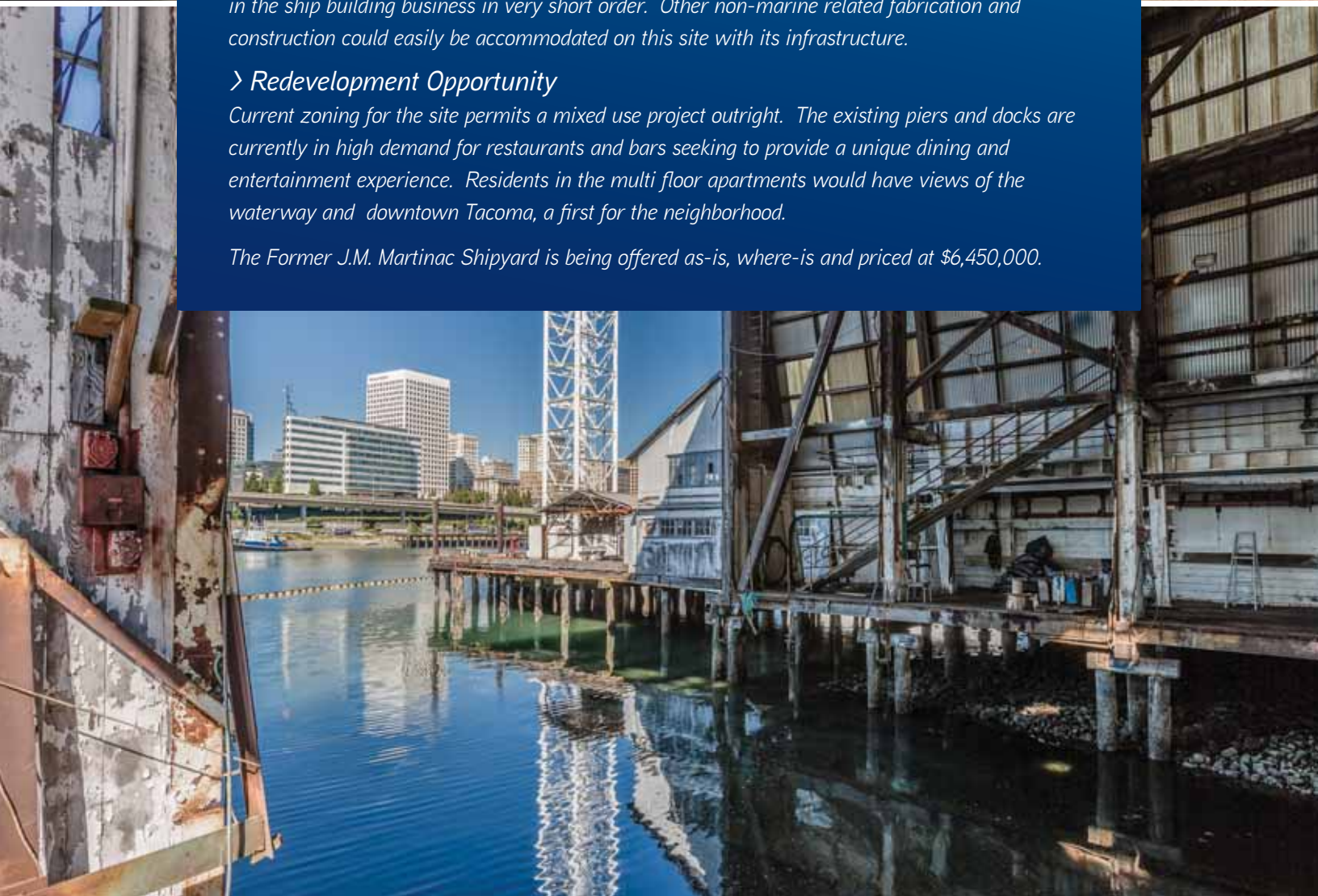
> User Opportunity

Colliers International, as exclusive advisor, has been retained to market the former J.M. Martinac Shipyard located in Tacoma, WA. This shipyard was formed in 1924 and is coming to market for the first time. Much of the Puget Sound Region's fishing fleet was built here alongside private yachts, working tug boats and different military craft. With the included personal property, tools, machinery, equipment and vehicles this property represents an unmatched opportunity to get back in the ship building business in very short order. Other non-marine related fabrication and construction could easily be accommodated on this site with its infrastructure.

> Redevelopment Opportunity

Current zoning for the site permits a mixed use project outright. The existing piers and docks are currently in high demand for restaurants and bars seeking to provide a unique dining and entertainment experience. Residents in the multi floor apartments would have views of the waterway and downtown Tacoma, a first for the neighborhood.

The Former J.M. Martinac Shipyard is being offered as-is, where-is and priced at \$6,450,000.





PROPERTY HIGHLIGHTS

- » 6.8 acre site with ocean access comprised of uplands, tidelands, warehouse and office buildings
- » Dock-and-launch rails to accommodate the launching and staging of newly constructed ships
- » 2 office buildings and 8 industrial buildings, totalling 84,285 SF
- » Zoned M2/S8 - Heavy Industrial and Shoreline Zoning

LOCATION HIGHLIGHTS

- » Strategically located along the Thea Foss Waterway
- » Minutes from downtown Tacoma and the Port of Tacoma
- » Close proximity to Seattle Tacoma International Airport
- » 1 mile from Interstate 5 and Interstate 705
- » Easy ingress/egress from State Route 509 and local arterials

MARKET HIGHLIGHTS

- » Puget Sound economy consistently outpaces the nation in employment and personal income growth
- » Seattle is a "gateway" market to Asia and the Pacific Rim
- » Well-diversified economic base is home to numerous industry leaders including Microsoft, Amazon.com, Starbucks, Boeing, Nordstrom, Costco, Weyerhaeuser and the Bill and Melinda Gates Foundation



FORMER J.M. MARTINAC SHIPYARD

401 East 15th Street | Tacoma, Washington



MT. RAINIER

TACOMA DOME

Former J.M. Martinac Shipyard

509

PORT OF TACOMA

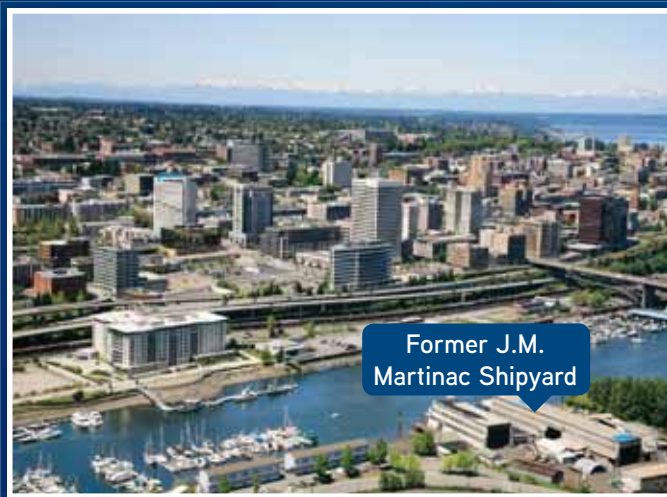
DOWNTOWN TACOMA

Commencement Bay

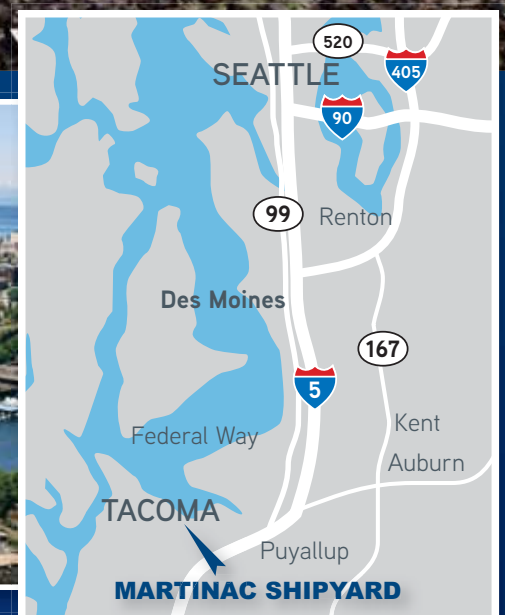
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Former J.M. Martinac Shipyard



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