



PUBLISHED RESERVE: \$275,000

LAST ASKING: \$538,406

SIZE: .77± acre

ZONING: IBP -- Industrial Business Park

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This infill industrial development site is located on the corner of 100th Street SW and Lakeview Avenue SW, in the city of Lakewood, next to the Lakewood Industrial Park, with over two million square feet of distribution warehouse and manufacturing facilities. Additional development is underway just west of the industrial park. The property has an excellent location with good access to both I-5 and SR-512.

The level site was used for a substation by Puget Sound Energy. Environmental reports are available in the Supplemental Information Package.

The property has an existing access entry from Lakeview Avenue SW, and could accommodate a warehouse / showroom, or other industrial business park uses that can benefit from a corner location.

The site consists of two tax lots with 210± feet along the western boundary, 185± feet on the north boundary, 150± feet on the south boundary, and 211± feet on the east boundary.

All utilities are available, including gas which is available 300 feet to the west of the property.

LOCATION: Corner of 100th Street SW and Lakeview Avenue SW

APN# 4001310010 and 4001310020

SEALED BIDS DUE NO LATER THAN 5:00 PM, NOVEMBER 18, 2015