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FOR YOU.

FOR SALE

Industrial Space in Tumwater

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2900 37th Avenue SW, Tumwater

- \$2,750,000
- Total Building Square Feet- 37,783
- Total Industrial SF- 29,455
 - Includes 515 SF of Office Space, Lunchroom, Restroom
 - Four 9 x 10 Dock High Doors, Two 12 x 14 Grade Level Doors, 24' Clear Span
- Total Office SF- 8,328
 - 4,815 SF on Ground Level: Floor Plan Includes Restrooms, Computer Room, Administrative Offices, Bullpen Areas, Display/Retail Area
 - 2,998 SF on 2nd Floor: Current Layout Includes Restroom, Conference/Meeting Room & Private Offices
- Built as Corporate Office & Distribution Center
- City Utilities
- Good Parking and Easy Access



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Pacific Salon

CBA ID # 498731



Pacific Salon
 Mottman Business Park
 2900 37th Ave SW
 Tumwater WA 98512
 Thurston County
 Cross Street: RW Johnson
 Mkt Area 715: Tumwater

Property Information

Total Building SF: 37,783
 Net Rentable Area: 37,783
 Building Status: Existing
 Year Built: 1999
 Tax ID #s:
 63040000200

Owner: Pacific Salon Building LLC
 Sprinklers: Yes
 Construction Type: Tiltwall
 Building Class: B
 # of Buildings: 1
 # of Floors: 2
 # of Units: 1
 A/C: Yes
 Industrial Type: 4
 Clearance Height Min: 24.0
 Dock High Doors: 4
 Grade Level Doors: 2
 Cranes: 0
 Sewer: Yes
 Yard: Yes
 Paved: Yes
 Electric Standard: Yes

List Price: \$ 2,750,000
 Status: **New**
 Asset Class: Industrial

Listing Information

Building \$/SF: \$ 72.78
 SOC: 2.5
 SOC Exclusions: No
 Call Listing Agent: Yes
 View With Discretion: No
 Showing Instructions:
 Occupied until 12/31/11. Shown by appt only.

Land Information

Total Land SF: 111,513
 Acres: 2.56

Additional Information

Member Listing Comments

Warehouse includes 515 SF of office space, lunchroom & restroom. Four 9 X 10 dock high doors. Two 12 X 14 grade level doors, 24' clear span Two story bump out for office. 4,815 square feet on ground level. Floor plan includes restrooms, computer room, administrative offices, bullpen areas, display/retail area. 2,998 square feet on 2nd floor. Current layout includes restroom, conference/meeting room & private offices. Built as a corporate office & distribution center. City utilities. Good parking and easy access. Currently occupied by Mud Bay, Inc. Shown by appt. only.

Public Listing Comments

Warehouse includes 515 SF of office space, lunchroom & restroom. Four 9 X 10 dock high doors. Two 12 X 14 grade level doors, 24' clear span Two story bump out for office. 4,815 square feet on ground level. Floor plan includes restrooms, computer room, administrative offices, bullpen areas, display/retail area. 2,998 square feet on 2nd floor. Current layout includes restroom, conference/meeting room & private offices. Built as a corporate office & distribution center. City utilities. Good parking and easy access.

Special Notes

Room on-site for 8800 SF expansion of warehouse.

Asset Class Information - Industrial

Min Industrial SF:	29,455	Industrial Type:	Warehouse/Office	Grade Level Doors:	2
Max Industrial SF:	29,455	Clear Height Max:	24.00	Dock High Doors:	4
Min Office SF:	8,328	Paved:	Yes	Rail Service:	No
Max Office SF:	8,328	Yard:	Yes	Electric Standard:	Yes
Total Avail SF Min:	37,783	Gas:	No	Electric Heavy:	No
Total Avail SF Max:	37,783	Waterfront:	No		

Contact Information

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