



# FOR LEASE

80 Marion Road, Elma, WA

[www.rants-group.com](http://www.rants-group.com)



## Great Office/Warehouse Opportunity in Elma

5,000 sf office / warehouse space available • \$.50 psf (\$.55 psf if divided)

Unserviced - tenant pays utilities, interior and exterior maintenance

3,500 sf of warehouse - fully insulated and heated

1,500 sf of office - includes 5 private offices, 2 restrooms, 1 with shower and washer/dryer hook-ups, plus full kitchen and some open area.

Building can be divided down the middle with 1,750sf warehouse + 750sf office on each side

4 roll up grade level doors and 3 phase power

Approximately 1 acre of paved yard next to warehouse

**The Rants Group**  
724 Columbia St. NW, Suite 200  
Olympia, WA 98501

Phone (360) 943-8060  
Fax (360) 943-9368  
[www.rants-group.com](http://www.rants-group.com)

**Shelley Foltz**  
Commercial Agent  
[shelley@rants-group.com](mailto:shelley@rants-group.com)



This information, while obtained from sources we deem reliable, is not guaranteed. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective buyer or tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



# LEASE INFORMATION

## 80 Marion Road, Elma, WA

### 80 Marion Road Building

For Lease



#### Sustainability/Green Building

LEED Cert: No  
Energy Star Cert: No

#### 80 Marion Road Building

80 Marion Road  
Elma WA 98541  
Grays Harbor County

#### Building Information

Total Building SF: 5,000  
Net Rentable Area: 5,000  
Total Office SF: 1,500  
Total Industrial SF: 3,500  
Year Built: 2006  
Sprinklers: No  
Construction Type: Steel  
# of Buildings: 1  
# of Floors: 1  
# of Units: 2  
A/C: Yes  
Industrial Type: 4  
Grade Level Doors: 4  
Yard: Yes  
Paved: Yes  
Phase: 3 Phase

#### Location

Market Area: Grays Harbor  
Building Status: Existing

#### Property Information

Tax ID #s: 047000600000  
Total Land SF: 91,912  
Acres: 2.11  
Zoning: Light Industrial  
Investment: No  
Owner User: No

#### Industrial Information

Industrial Type: Warehouse/Office  
Dock High Doors: No  
Grade Level Doors: Yes  
Cranes: No

#### Space Information (Listing # 485248)

<b>Asset Class:</b> Industrial	<b>Days on Mkt:</b> 2	<b>Agent:</b> <a href="#">Shelley Foltz, CCIM</a>
<b>Lease Type:</b> Modified Gross	<b>Rent Min:</b> \$ 0.50 /sf	<b>Email:</b> <a href="mailto:shelley@rants-group.com">shelley@rants-group.com</a>
<b>Status:</b> New	<b>Rent Max:</b> \$ 0.50 /sf	<b>Office Phone:</b> (360) 943-8060
<b>Availability:</b> Available	<b>Tot Monthly Rent:</b> \$ 2,500	<b>Phone:</b> (360) 943-8060
<b>Date Avail:</b> 1/31/2011	<b>Avail SF:</b> 5,000	<b>Company:</b> Rants Group, The
<b>Floor:</b> 1	<b>Vacant SF:</b> 5,000	<b>LOC:</b> 3.0%
<b>Entire Floor:</b> Yes	<b>Divide To SF:</b> 2,500	<b>Exclusions:</b> No
<b>Sub Lease:</b> No		<b>Last Modified:</b> 2/02/2011
<b>Move In:</b> Immediately		

#### Additional Industrial Space Detail:

<b>Min Office SF:</b> 750	<b>Blended Rent Min:</b> \$ 0.50 /sf	<b>Ceiling Height:</b>
<b>Max Office SF:</b> 1,500	<b>Blended Rent Max:</b> \$ 0.50 /sf	<b>Dock High Doors:</b>
<b>Min Industrial SF:</b> 1,750	<b>Ofc Rent Min:</b> \$ 0.50 /sf	<b>Grade Level Doors:</b> 4
<b>Max Industrial SF:</b> 3,500	<b>Ofc Rent Max:</b> \$ 0.50 /sf	
<b>Min Total SF:</b> 2,500	<b>Shell Rent Min:</b> \$ 0.50 /sf	
<b>Max Total SF:</b> 5,000	<b>Shell Rent Max:</b> \$ 0.50 /sf	

#### Listing Broker Comments:

Great warehouse/office opportunity in Elma. West on Hwy 8 to 3rd Ave. exit, left on 3rd to Marion on left. 3,500 sf warehouse with 1,500 sf air conditioned office. Can be divided down middle to include 750 sf office and 1,750 office (\$.55 psf if divided). Warehouse is fully insulated and heated. Office includes 5 private offices & 2 restrooms, plus full kitchen and washer/dryer hook up. Includes approximately 1 acre of paved yard next to warehouse

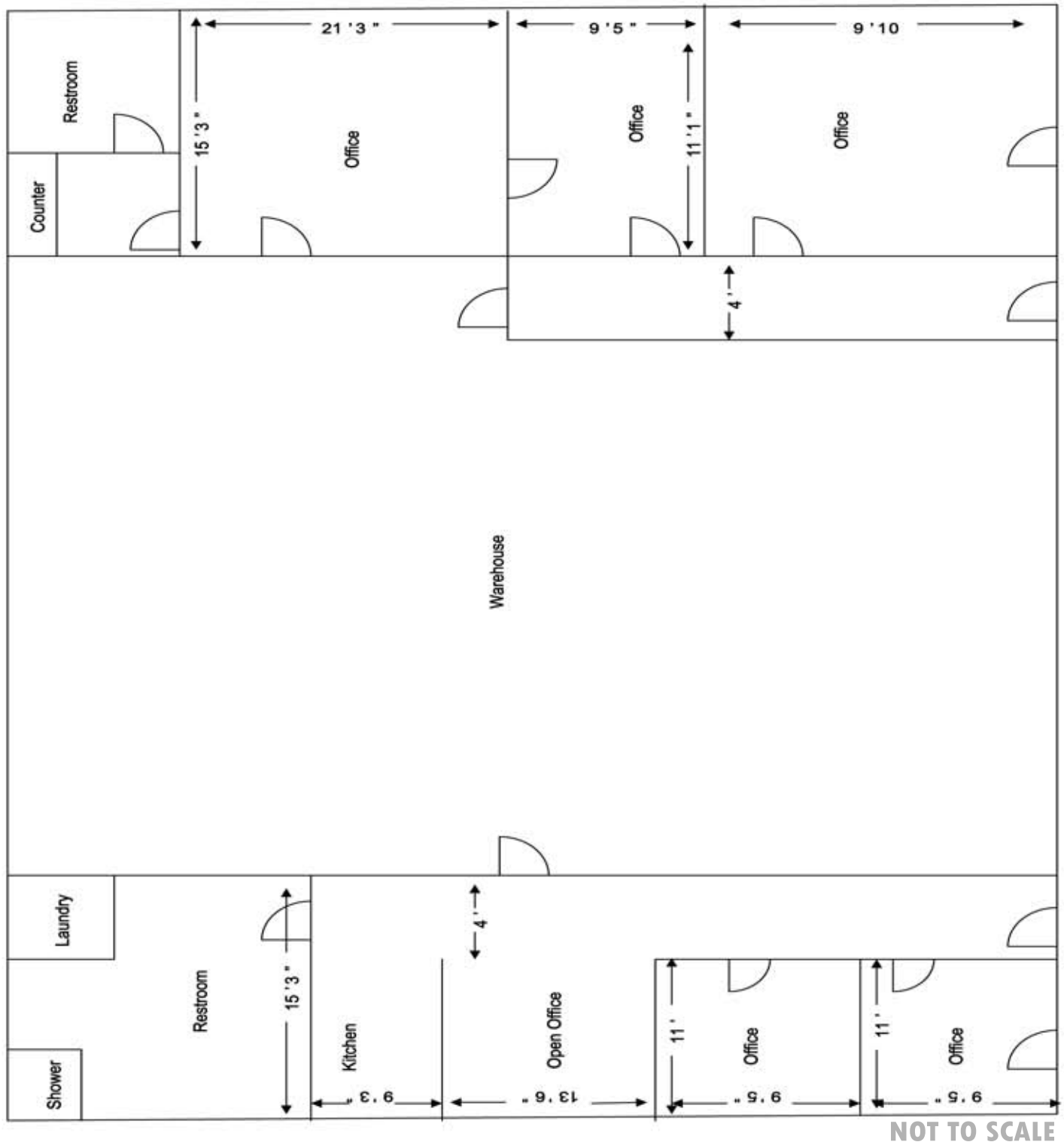
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# FLOOR PLAN

## 80 Marion Road, Elma, WA



NOT TO SCALE

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